

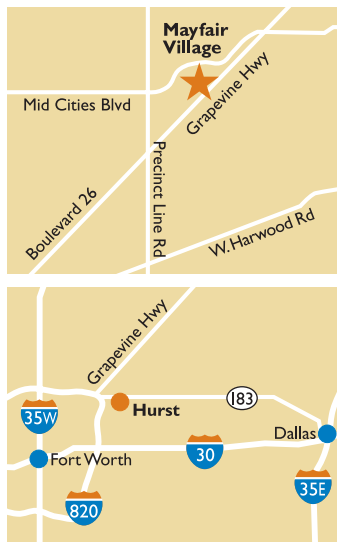
MAYFAIR VILLAGE

HURST, TEXAS



DEMOGRAPHICS

1 mile	3 miles	5 miles
2013 Population		
8,384	95,414	259,558
Median HH Income		
\$94,840	\$71,091	\$71,139
Pop with College Degree		
37.2%	32.3%	33.2%
Total Employees		
4,318	40,928	94,963



LOCATION

500 Grapevine Highway | Hurst, Texas 76054

PROPERTY HIGHLIGHTS

- Strong anchor mix with Tom Thumb, Stein Mart, Mardel Bookstore and Burke's Outlet
- Property has excellent exposure to Grapevine Highway with more than 30,000 VPD plus another 15,000 VPD on Mid Cities Boulevard.
- Located in Hurst, Texas, a strong growth corridor of northeast Fort Worth with solid demographics and a 1.98% annual growth rate within 10 miles
- Small shop space available

LEASING CONTACT

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MORE INFO

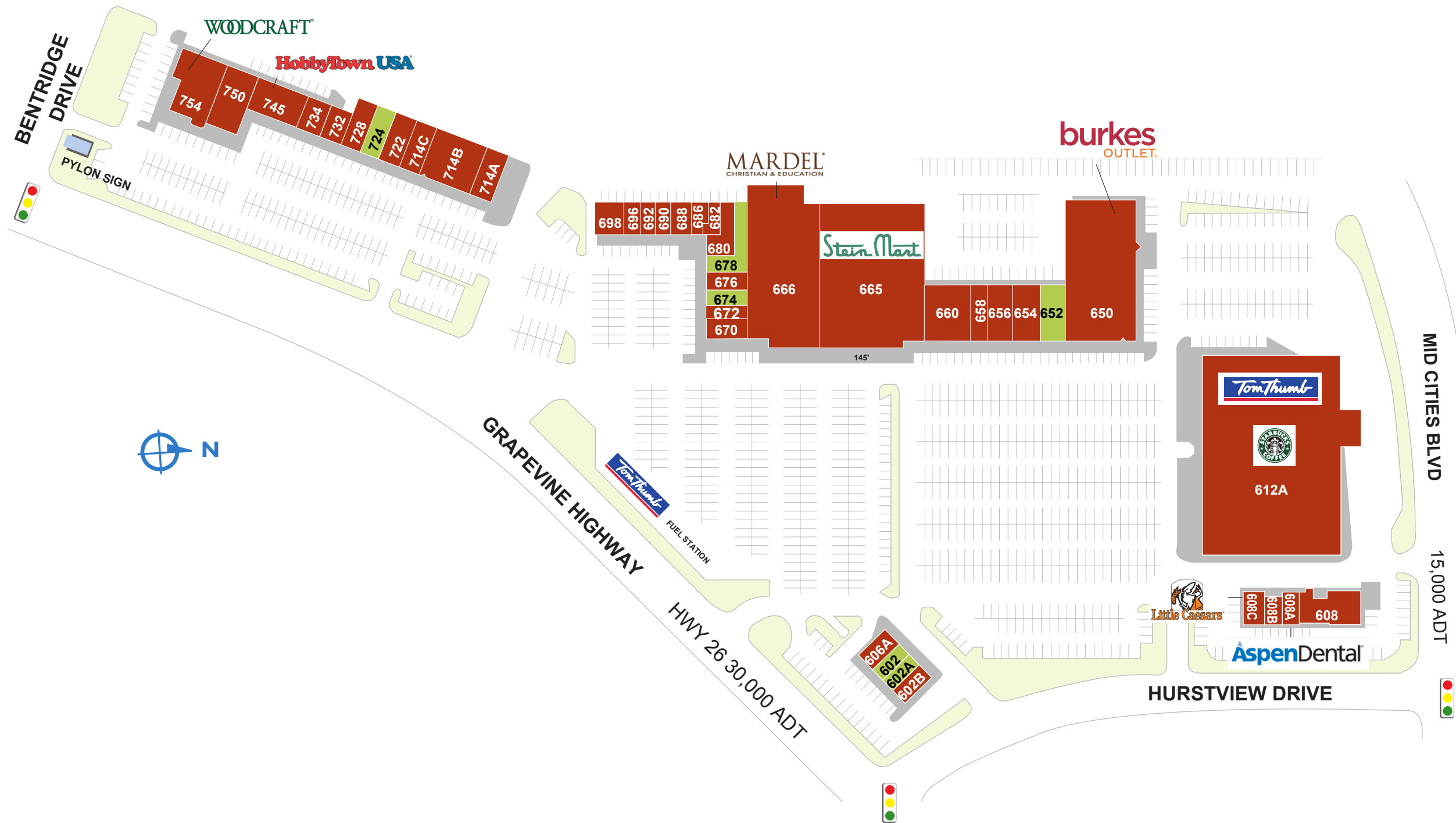
www.phillipsedison.com



PHILLIPS EDISON & COMPANY

SPACE	TENANT	SQ. FT.
602	AVAILABLE	1,542
602A	AVAILABLE	1,247
602B	Knock Outs	1,319
606A	Your Community Credit Union	1,625
608	Hurst Tire & Service Center	4,440
608A	Aspen Dental	1,587
608B	Cigarette City	923
608C	Little Caesars	1,651
612A	Cigarette City	59,313
650	Burkes Outlet	20,000
652	AVAILABLE	2,640
654	Arlene's Frame Gallery	3,120
656	American Airlines Federal Cred	2,897
658	Weight Watchers	1,928
660	Everything German Restaurant	5,313
665	Stein Mart	30,076
666	Mardel Bookstore	20,000
670	Richards Custom Jewelers	2,435
672	Zounds Hearing DFW	1,165
674	AVAILABLE	1,579
676	Smoker's Dream	1,336
678	AVAILABLE	2,456
680	Herbalife/Neon Nutrition	1,240
682	Unleasable	
686	New Leaf Chiropractic	1,468
688	Moses Animal Clinic	1,650
690	Popcorn Occasions	900
692	Electric Beach Tanz	1,000
696	Modern Nails	1,015
698	Grace Tailor	1,900
714A	Bacons Bistro and Cafe	4,172
714B	Salons on the Hill	7,282
714C	Apple Annie's	2,845
722	La Bistro	3,000
724	AVAILABLE	2,728
728	Honey Baked Ham	2,745
732	Oreck Floor Care Center	2,429
734	Sew it Up	2,450
745	Hobby Town USA	5,043
750	Griffin Fitness	5,955
754	Woodcraft	7,681
TOTAL SQ. FT.		228,295

SITE LEGEND	
<div></div>	Available
<div></div>	Occupied
<div></div>	Leased (not occupied)
<div></div>	Owned by Others



MAYFAIR VILLAGE

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PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 32.862304 Longitude: -97.178612

Mayfair Village Hurst, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	8,384	95,414	259,558	804,368
	2018 Projected Population	8,727	101,163	279,086	887,004
	2010 Census Population	8,294	92,987	249,753	760,706
	2000 Census Population	8,523	88,280	226,805	624,052
	1990 Census Population	7,066	77,878	181,936	487,109
	Historical Annual Growth 1990 to 2000	1.89%	1.26%	2.23%	2.51%
	Historical Annual Growth 2000 to 2010	-0.27%	0.52%	0.97%	2.00%
	Estimated Annual Growth 2010 to 2013	0.29%	0.69%	1.03%	1.50%
	Projected Annual Growth 2013 to 2018	0.81%	1.18%	1.46%	1.98%
	Median Age	48.8	41.6	39.5	35.2
Households	Q4 2013 Estimated Households	3,274	38,263	99,880	306,318
	2018 Projected Households	3,407	40,578	107,380	337,605
	2010 Census Households	3,240	37,260	96,063	289,572
	2000 Census Households	3,104	33,801	84,834	242,996
	1990 Census Households	2,309	29,124	67,395	192,559
	Historical Annual Growth 1990 to 2000	3.00%	1.50%	2.33%	2.35%
	Historical Annual Growth 2000 to 2013	0.43%	0.98%	1.25%	1.77%
	Estimated Annual Growth 2000 to 2013	0.28%	0.71%	1.04%	1.51%
	Projected Annual Growth 2013 to 2018	0.80%	1.18%	1.46%	1.96%
	Population per Household	2.52	2.48	2.59	2.61
Population by Race	White	85.5%	77.1%	73.2%	59.7%
	Black or African American	2.1%	4.5%	5.3%	10.9%
	Asian & Pacific Islander	3.7%	3.1%	4.5%	5.5%
	Other Races	1.8%	2.5%	2.8%	2.7%
	Hispanic Population	6.8%	12.9%	14.2%	21.1%
Income	Average Household Income	\$106,743	\$92,226	\$95,681	\$84,408
	Median Household Income	\$94,840	\$71,091	\$71,139	\$62,577
	Per Capita Income	\$42,323	\$37,168	\$36,979	\$32,289
Education (Age 25+)	Elementary	0.6%	2.5%	2.9%	5.0%
	Some High School	4.0%	4.9%	5.2%	6.8%
	High School Graduate	16.6%	20.8%	21.2%	21.6%
	Some College	27.8%	27.8%	26.6%	25.6%
	Associates Degree Only	10.2%	8.0%	7.7%	7.2%
	Bachelors Degree Only	27.0%	24.3%	25.2%	23.6%
	Graduate Degree	13.7%	11.6%	11.1%	10.2%
Business	Number of Businesses	328	2,621	5,940	18,688
	Total Number of Employees	4,318	40,928	94,963	417,655
	Employees per Business	13.18	15.61	15.99	22.35
	Residential Population per Business	25.59	36.40	43.70	43.04

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