

# GRAPEVINE MAIN & MAIN

GRAPEVINE, TX | HWY 114 & MAIN

*Irreplaceable Retail in  
Historic Main Street District*



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**JAKE BURNS**  
214.572.8425  
[jburns@theretailconnection.net](mailto:jburns@theretailconnection.net)



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- Uniquely situated in the world-renowned Grapevine Downtown Historic District - visitors are walking distance to restaurants, wineries, boutiques, theaters and retail shops.
- +/-3,500 High-end hotel rooms (Hotel Vin, Gaylord Texan, Great Wolf Lodge) and Dallas Cowboys Golf Club within minutes.
- 5-minute walk from TEXRail line that connects Grapevine to downtown Fort Worth and Dallas/Fort Worth International Airport.
- Rare opportunity - there is a long waiting list for retail and restaurant space on historic Main Street.

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	7,932	38,388	112,383
2023 Daytime Population	19,624	77,075	187,343
2023 Total Households	3,721	15,731	43,347
2023 Average HH Income	\$119,183	\$135,643	\$168,863

## TRAFFIC COUNTS:

Main Street: 7,555 VPD  
Hwy 26: 18,289 VPD

RETAIL: 8,820 SF

## AVAILABILITY:

- 601 S MAIN #105 - 902 SF
- 603 E MAIN #300 - 2,230 SF

FOR LEASE: PLEASE CALL FOR DETAILS

## NEIGHBORS:



HOTEL VIN



TEXRail



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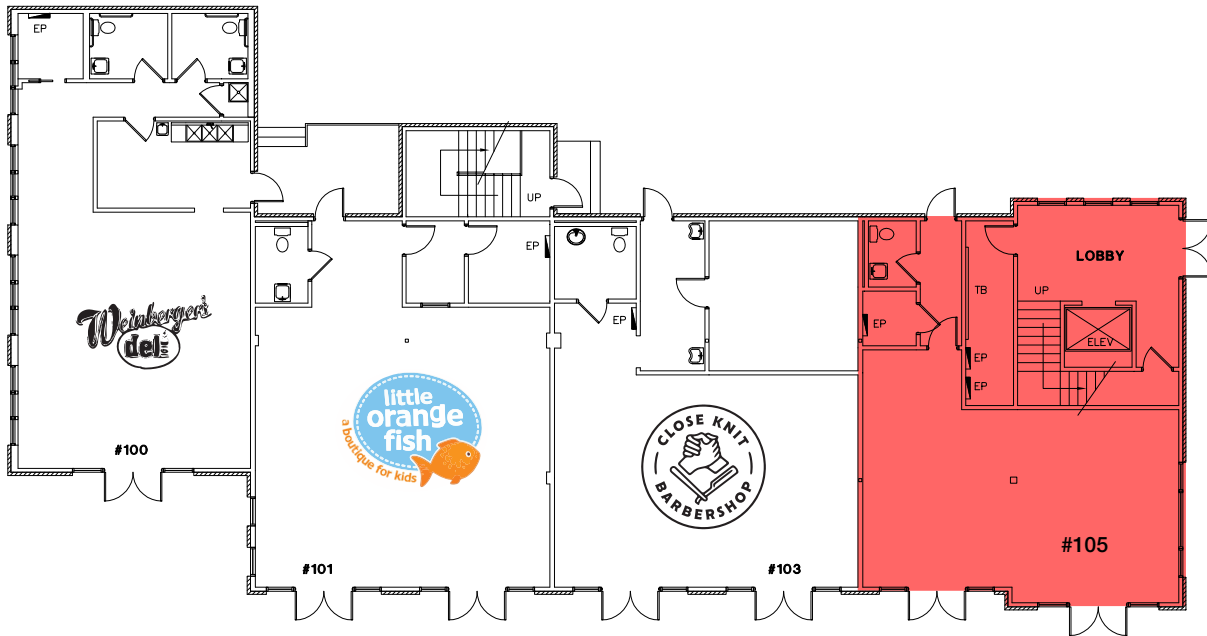
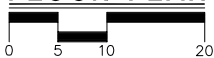
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## FIRST FLOOR PLAN



## 601 Main St

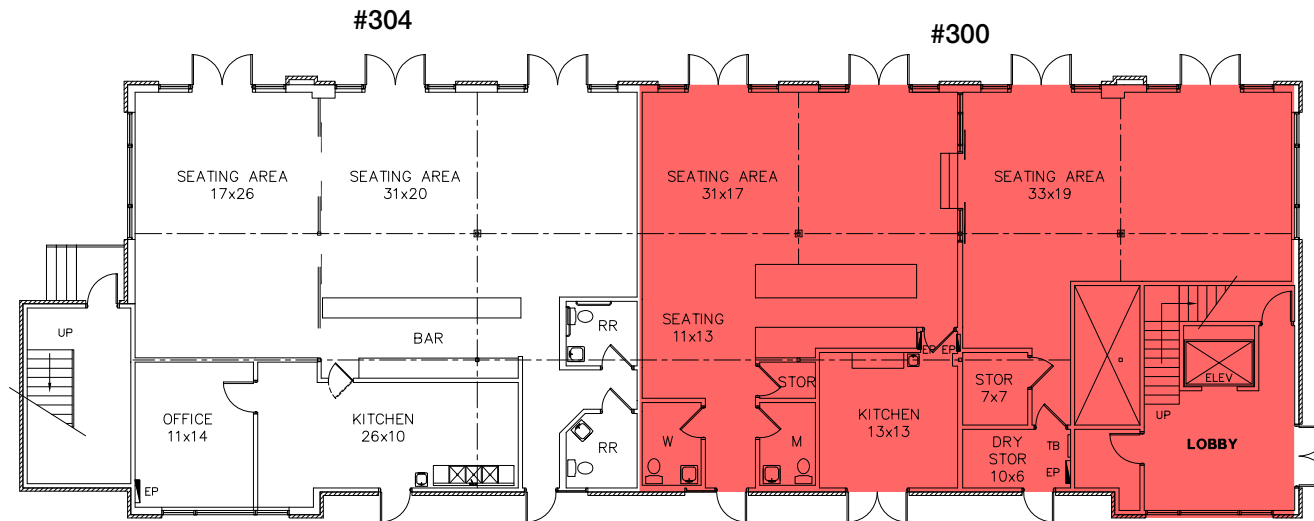
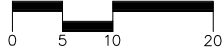
#100	1,262 SF
#101	1,249 SF
#103	1,279 SF
#105	902 SF

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## FIRST FLOOR PLAN



## 603 E Main St

#300	2,230 SF
#304	2,155 SF



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