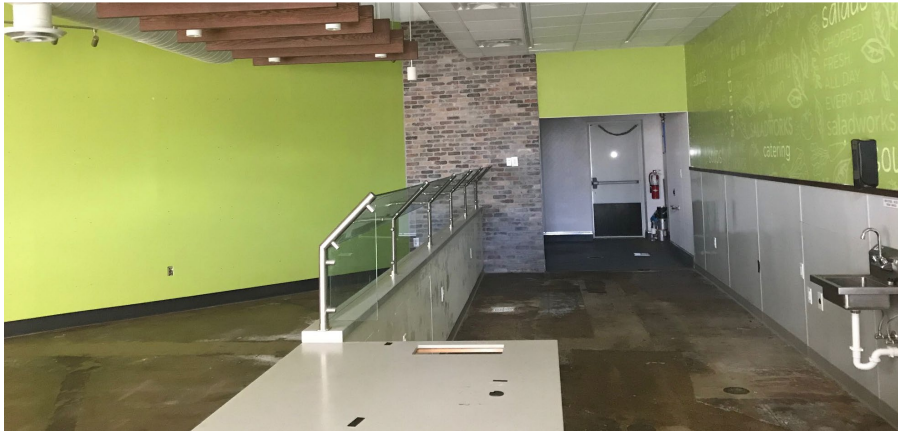


# SUBLEASE—FORMER SALAD WORKS—2ND GEN. RESTAURANT

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD | 3000 E. SOUTHLAKE BOULEVARD



AVAILABILITY: 1,830 SF  
 RENT: CALL FOR DETAILS  
 NNN: ESTIMATED \$7.04 PSF  
 LEASE EXPIRATION: 5/2028

GATEWAY PLAZA RETAILERS:

Gateway Plaza is located at the intersection of East Highway 114 and Southlake Boulevard in the affluent DFW suburb of Southlake. Southlake was recently ranked by CNBC as one of the top 5 best cities in the country to relocate to, as well as having one of the state's best public school systems. It has an average household income almost triple that of the rest of the country.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2019 Population	7,162	54,779	117,957
2019 Daytime Population	18,874	126,497	196,005
2019 Average HH Income	\$130,154	\$146,081	\$164,489
2019 Median HH Income	\$84,362	\$97,001	\$115,886

TRAFFIC COUNTS:
E. HWY 114: 109,899 VPD
E. Southlake Blvd: 54,481 VPD



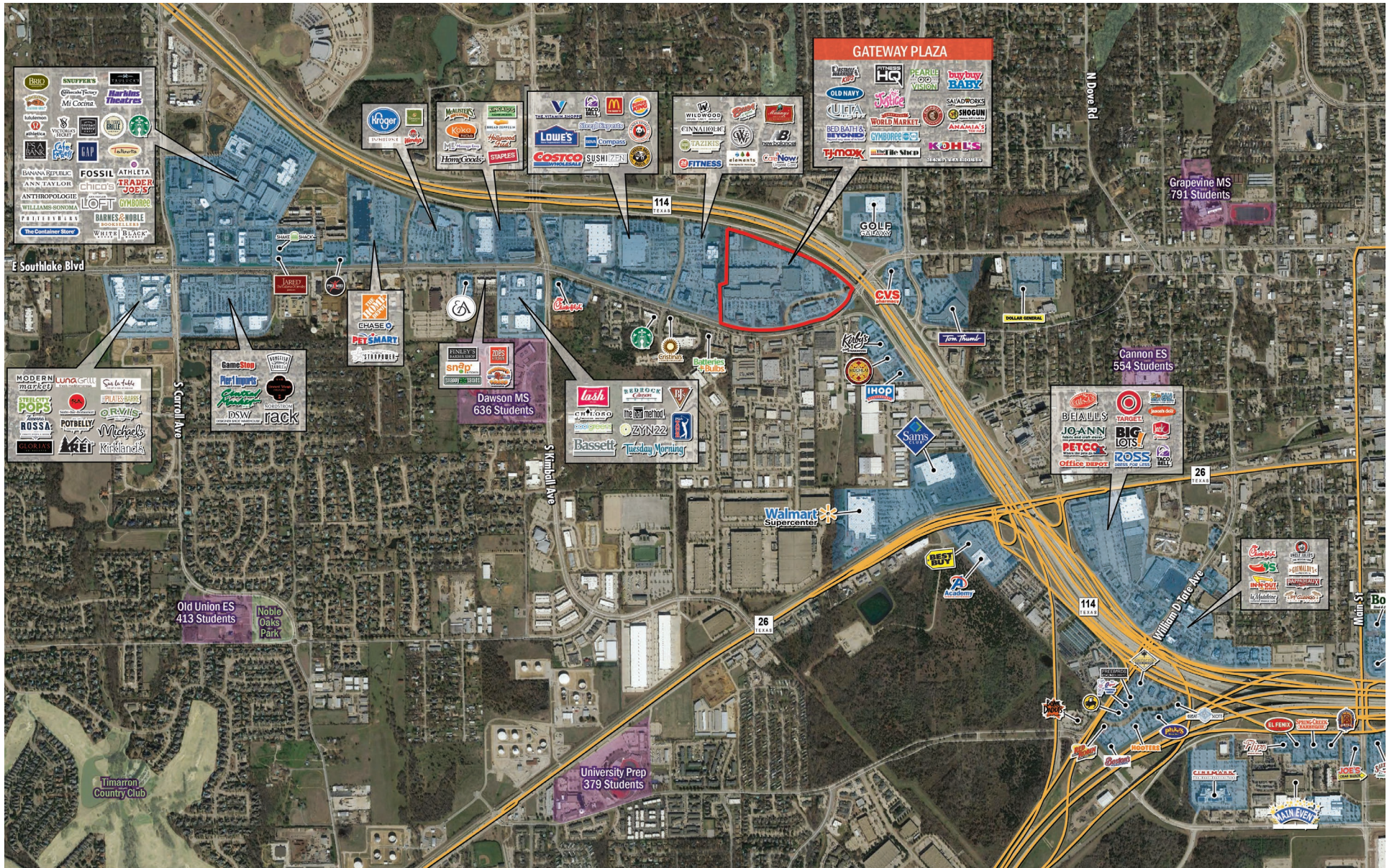
FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON  
 214.572.8448  
 dlevinson@theretailconnection.net

JACK WEIR  
 214.572.8460  
 jmweir@theretailconnection.net

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THE **retail** CONNECTION

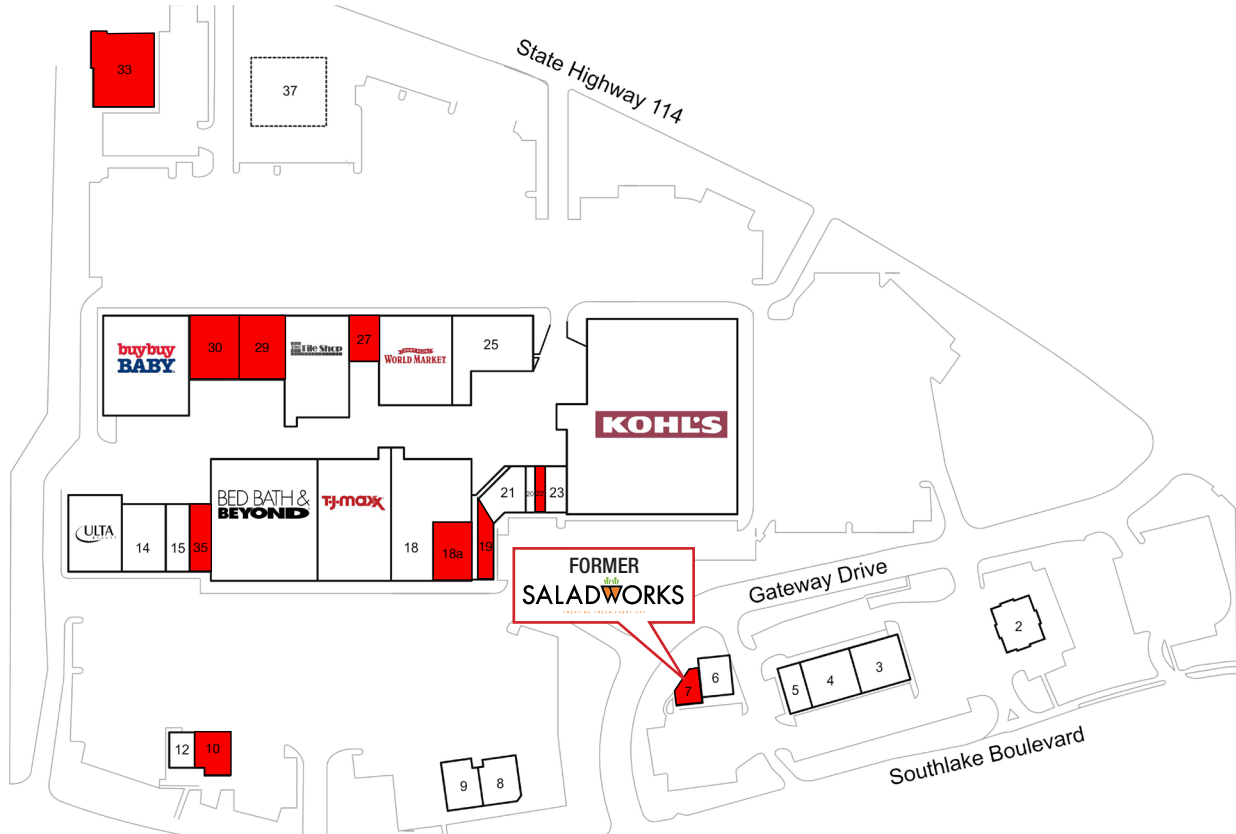
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2 Bank of America	5,430 SF	17 TJ Maxx	30,600 SF
3 Men's Wearhouse	6,000 SF	18 Old Navy	18,283 SF
4 Premier Grilling	6,500 SF	<b>18A AVAILABLE</b>	7,087 SF
5 Chipotle Mexican Grill	2,432 SF	<b>19 AVAILABLE</b>	3,587 SF
6 Pearle Vision	3,027 SF	20 Unique Nail Spa	1,500 SF
<b>7 AVAILABLE</b>	<b>1,830 SF</b>	21 Honey Baked Ham	5,052 SF
8 Anamia's Tex-Mex Restaurant	5,058 SF	<b>22 AVAILABLE</b>	1,194 SF
9 Shogun Sushi Restaurant	4,253 SF	23 Gymboree	2,725 SF
<b>10 AVAILABLE</b>	4,056 SF	24 Kohl's	87,423 SF
12 Fitcorp USA	2,500 SF	25 Obstacle Warrior Kids	15,701 SF
13 Ulta	11,250 SF	26 Cost Plus World Market	18,383 SF
14 Dressbarn [available soon]	8,127 SF	<b>27 AVAILABLE</b>	4,008 SF
15 Justice	3,998 SF	28 The Tile Shop	18,615 SF
16 Bed Bath & Beyond	30,000 SF	<b>29 AVAILABLE</b>	8,055 SF
<b>30 AVAILABLE</b>	9,166 SF	<b>35 AVAILABLE</b>	3,998 SF
32 buybuy Baby	23,428 SF	37 Outlot Available	8,000 SF
<b>33 AVAILABLE</b>	12,000 SF		

