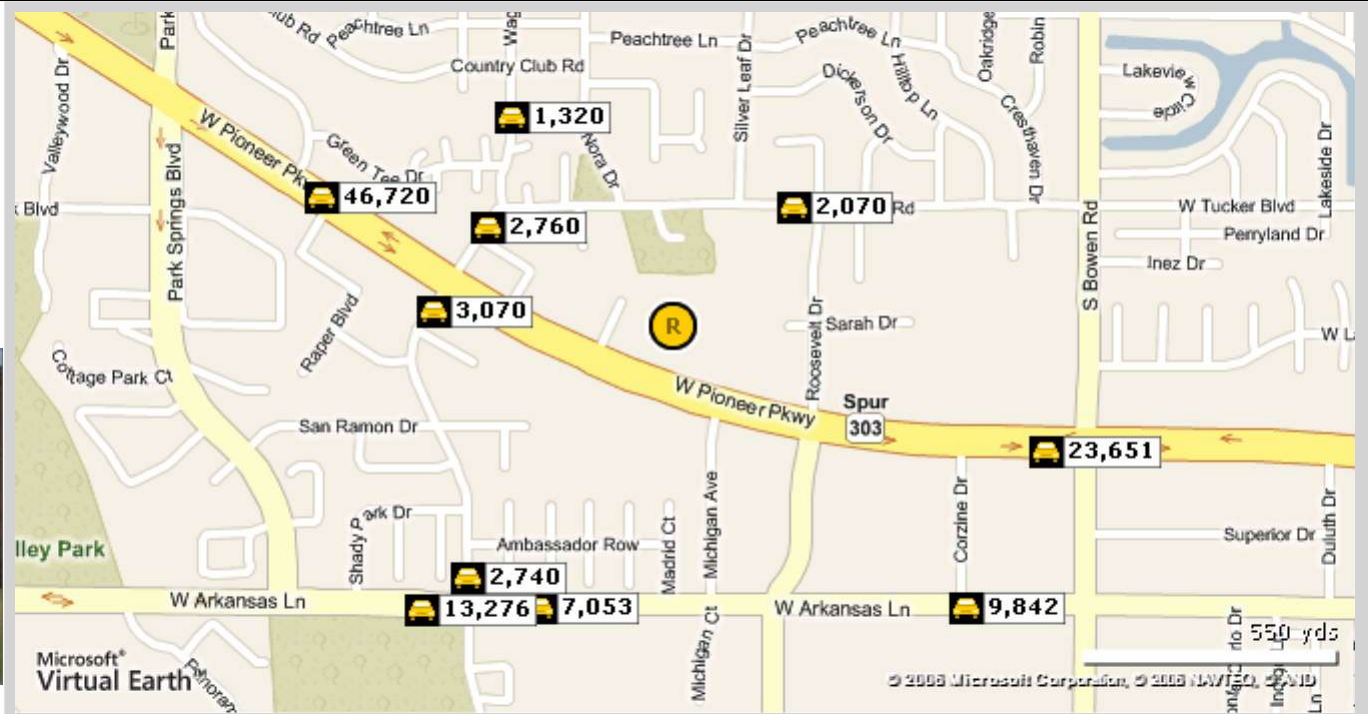


Traffic Count Report

Northlake Centre

3201-3349 W Pioneer Pky, Arlington, TX 76013

Building Type: **Retail**
 Secondary: -
 GLA: **81,999 SF**
 Year Built: **1985**
 Total Available: **12,094 SF**
 % Leased: **91.94%**
 Rent/SF/Yr: **\$6.68**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Smith Barry Rd	Roosevelt Dr	0.03 E	2004	2,070	ADT	.21
2	Smith Barry Rd	Doral Ct	0.06 NE	2004	2,760	ADT	.26
3	Smith Barry Rd	W Pioneer Pky	0.03 NE	2004	3,070	ADT	.30
4	Wagonwheel Trl	W Park Row Dr	0.40 N	2004	1,320	ADT	.33
5	W Arkansas Ln	Spanish Trl	0.09 W	2000	7,053	ADT	.39
6	Spanish Trl	W Arkansas Ln	0.04 S	2004	2,740	ADT	.41
7	W Pioneer Pky	Tierce Blvd	0.02 SE	2004	46,720	ADT	.47
8	W Arkansas Ln	Spanish Trl	0.06 E	2000	13,276	ADT	.47
9	W Pioneer Pky	S Bowen Rd	0.05 E	2000	23,651	ADT	.49
10	W Arkansas Ln	Michigan Ct	0.32 W	2000	9,842	ADT	.51

Demographic Summary Report

Northlake Centre 3201-3349 W Pioneer Pky, Arlington, TX 76013

Building Type: **Retail**
 Secondary: -
 GLA: **81,999 SF**
 Year Built: **1985**

Total Available: **12,094 SF**
 % Leased: **91.94%**
 Rent/SF/Yr: **\$6.68**



Radius	1 Mile	3 Mile	5 Mile
Population			
2011 Projection	10,691	100,477	299,235
2006 Estimate	10,499	96,960	284,357
2000 Census	10,461	94,106	270,602
Growth 2006 - 2011	1.82%	3.63%	5.23%
Growth 2000 - 2006	0.36%	3.03%	5.08%
2006 Population by Hispanic Origin	900	14,784	59,183
2006 Population By Race	10,499	96,960	284,357
White	8,154 77.66%	68,240 70.38%	176,371 62.02%
Black or African American	1,450 13.81%	13,856 14.29%	52,647 18.51%
American Indian and Alaska Native	55 0.52%	534 0.55%	1,648 0.58%
Asian	233 2.22%	4,736 4.88%	16,345 5.75%
Native Hawaiian and Pacific Islander	7 0.07%	59 0.06%	314 0.11%
Other Race	296 2.82%	6,514 6.72%	27,740 9.76%
Two or More Races	304 2.90%	3,019 3.11%	9,292 3.27%
Households			
2011 Projection	4,607	39,911	112,329
2006 Estimate	4,453	38,224	106,534
2000 Census	4,359	36,786	101,216
Growth 2006 - 2011	3.46%	4.41%	5.44%
Growth 2000 - 2006	2.13%	3.91%	5.25%
Owner Occupied	2,296 51.56%	21,813 57.07%	62,818 58.97%
Renter Occupied	2,157 48.44%	16,411 42.93%	43,716 41.03%
2006 Households by HH Income	4,452	38,225	106,536
Income Less Than \$15,000	377 8.47%	4,164 10.89%	11,720 11.00%
Income: \$15,000 - \$24,999	414 9.30%	3,638 9.52%	10,121 9.50%
Income: \$25,000 - \$34,999	549 12.33%	4,461 11.67%	12,232 11.48%
Income: \$35,000 - \$49,999	846 19.00%	6,269 16.40%	18,099 16.99%
Income: \$50,000 - \$74,999	814 18.28%	7,564 19.79%	22,327 20.96%
Income: \$75,000 - \$99,999	639 14.35%	4,892 12.80%	13,666 12.83%
Income: \$100,000 - \$149,999	500 11.23%	4,572 11.96%	12,510 11.74%
Income: \$150,000 - \$249,999	239 5.37%	1,912 5.00%	4,357 4.09%
Income: \$250,000 - \$499,999	55 1.24%	540 1.41%	1,092 1.03%
Income: \$500,000 or more	19 0.43%	213 0.56%	412 0.39%
2006 Avg Household Income	\$69,015	\$69,019	\$65,511
2006 Med Household Income	\$51,229	\$51,919	\$51,227
2006 Per Capita Income	\$29,380	\$27,357	\$24,672