

# 3201 S. UNIVERSITY DRIVE

RESTAURANT/RETAIL SPACE FOR LEASE

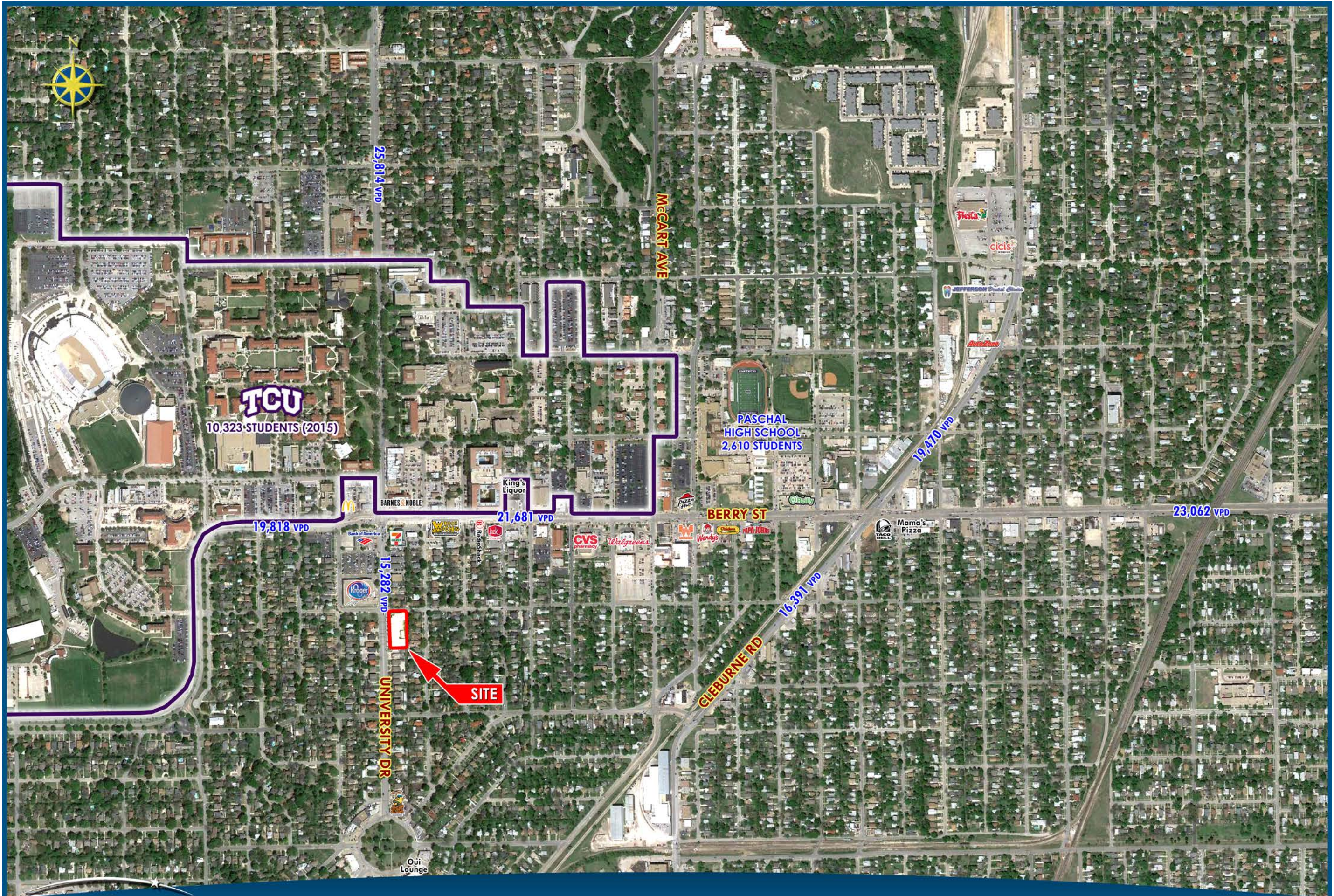
FORT WORTH, TEXAS

CHRIS CORBIN

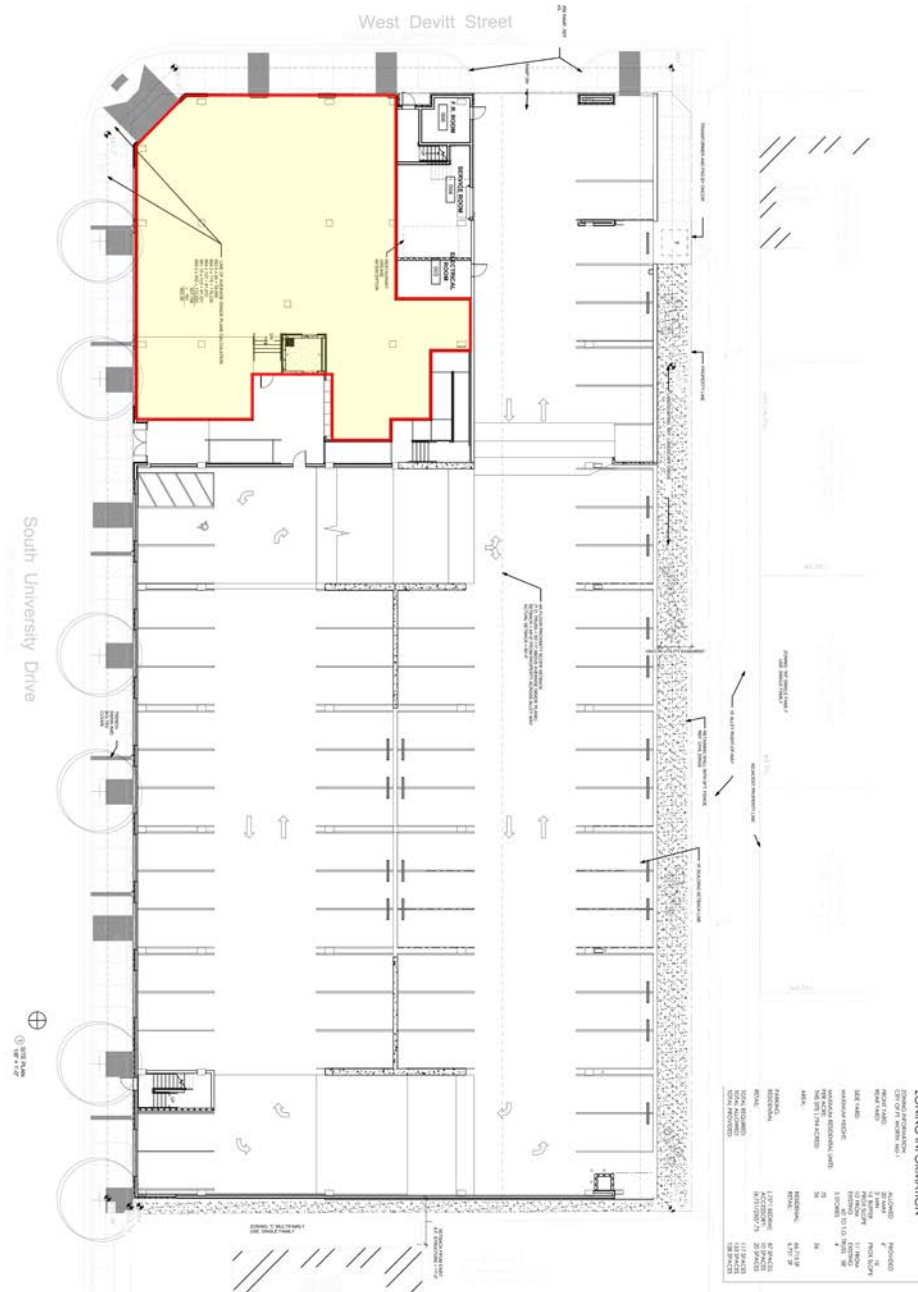
TAYLOR CANTRELL



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# 3201 S. UNIVERSITY DRIVE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	17,118	112,542	285,249
2017 EST DAYTIME POPULATION	6,037	92,571	213,993
2017 EST AVG HH INCOME	\$88,999	\$76,587	\$73,232

TRAFFIC COUNTS	
W. BERRY:	21,681 VPD
UNIVERSITY:	25,814 VPD

- ### HIGHLIGHTS
- A part of University House, a TCU student housing community with 56 units at 100% occupancy.
  - Within walking distance to Texas Christian University; 10,323 total 2015 enrollment.
  - Adjacent to Kroger.
  - Excellent exposure to University Dr.
  - Located minutes from the Fort Worth Medical District, the 2nd largest daytime population in Tarrant County.



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