

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

First Floor - 4,210 SF
Second Floor - 4,767 SF
Third Floor - 15,949 SF



Demographics	1-mile	3-mile	5-mile
Population	82,982	237,980	744,413
Households	37,534	105,008	323,466
Average HH Income	\$46,949	\$45,359	\$57,334

*Demographic information taken from CoStar Realty information 2017 demographic

- 61,786 Square Foot Property
- 4 Floor Office Building
- Ample Parking & 24-hour Security
- Rapidly Growing Downtown Area
- Landmark Location
- Great Visibility

Type	Retail
NNN's	\$4.37
Lease Rates	Call for Rates

Traffic Counts	
Rufe Snow Drive	33,268 VPD
Watauga Road	21,315 VPD

Woodcrest Capital, LLC
3113 University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY SITE PLAN & AERIAL

