

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**1,280 - 13,125 SF**



Demographics	1-mile	3-mile	5-mile
Population	23,660	30,424	94,765
Households	1,390	12,715	41,694
Average HH Income	\$41,792	\$42,549	\$56,434

\*Demographic information taken from CoStar Realty information 2015 demographic

- Recently Developed
- 46,265 Square Foot Property
- Fronts High Traffic Road
- Rapidly Growing Area
- Great Visibility
- Diverse Tenant Mix

Type	Retail
NNN's	\$2.15
Lease Rates	Call for Rates

Traffic Counts	
33rd West Avenue	12,229 VPD

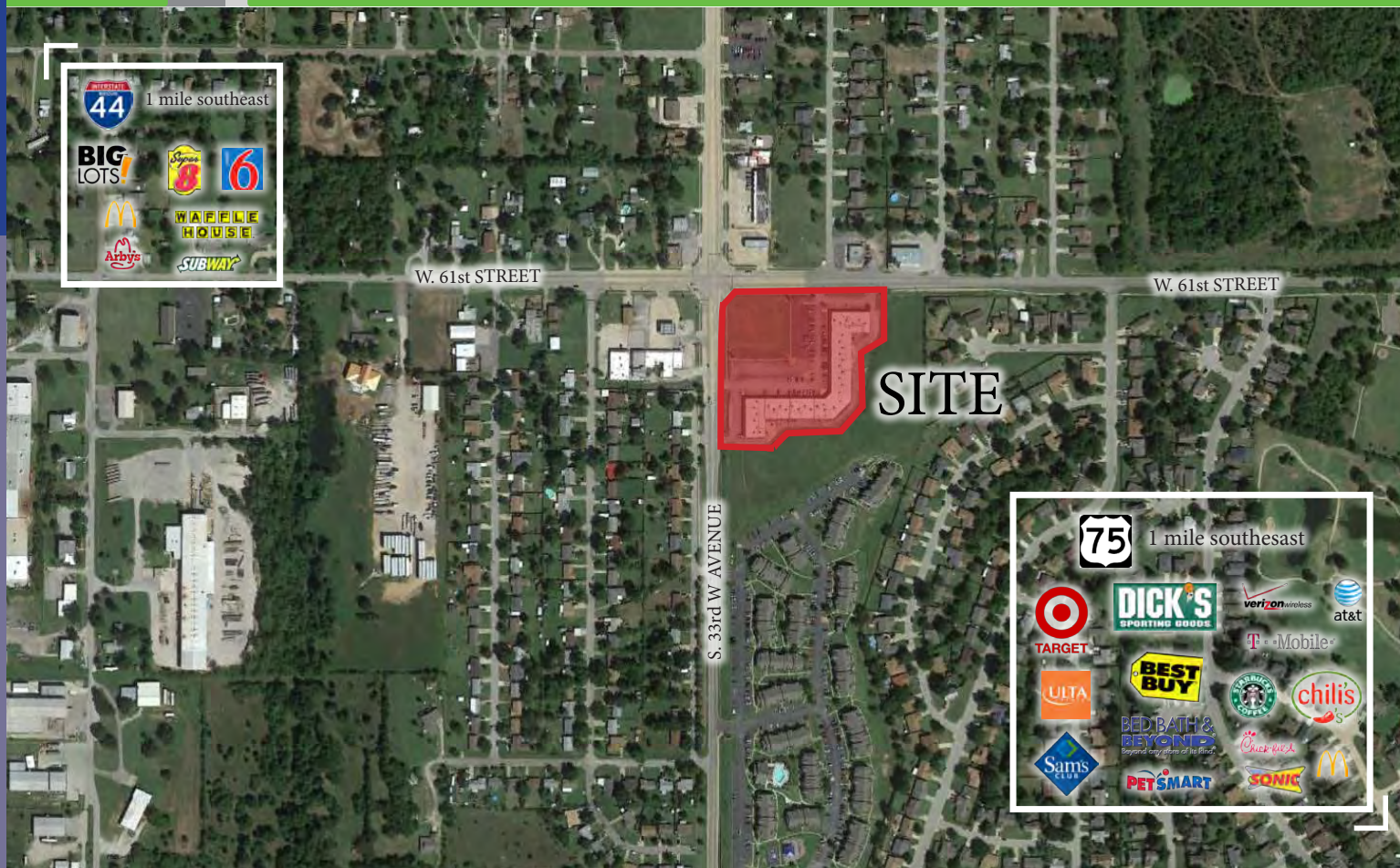
PROPERTY SITE PLAN & AERIAL

W 61st STREET

S 33rd W AVENUE



February 17, 2020 5:43 PM



1 mile southeast

44

BIG LOTS

8

6

McDonald's

Waffle House

Arby's

Subway

1 mile southeast

75

Target

Dick's Sporting Goods

Verizon Wireless

AT&T

Best Buy

Ulta

T-Mobile

Starbucks

Chili's

Bed Bath & Beyond

Chick-fil-A

Sam's Club

PetSmart

Sonic

McDonald's