

**FOR
LEASE**

2,500 SF

MONUMENT
SIGNAGE
AVAILABLE

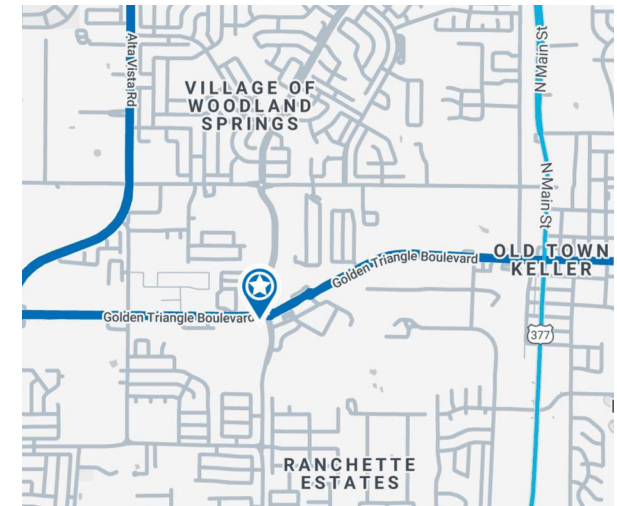


TRANSWESTERN

REAL ESTATE
SERVICES

5144 GOLDEN TRIANGLE BLVD.

FORT WORTH, TEXAS



PROPERTY INFORMATION:

- 2,500 SF Available
- Building across st from Walmart Supercenter
- Monument signage available
- Hard corner location
- NNN Estimate \$7.80/SF

AREA RETAILERS:



Pricing Information:

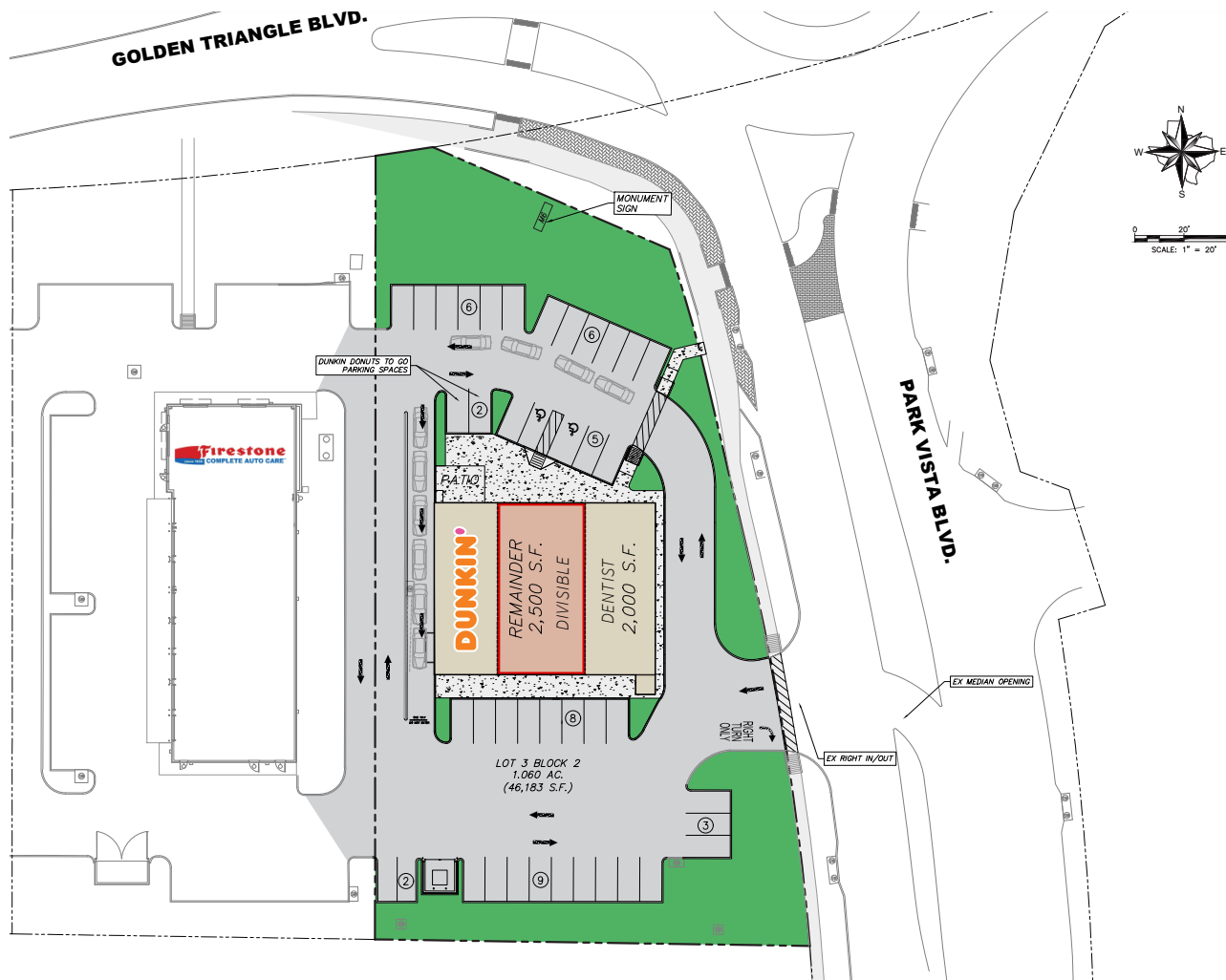
CHRIS CORBIN
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SITE PLAN



MONUMENT SIGNAGE



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CLOSE AERIAL



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POPULATION			
	1 MILE	3 MILE	5 MILE
2019 TOTAL POPULATION	12,008	110,220	242,723
2024 TOTAL POPULATION	13,093	121,393	265,512
2019 - 2024 ANNUAL RATE	1.75%	1.95%	1.81%

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2019 HOUSEHOLDS	3,881	35,641	79,631
2024 HOUSEHOLDS	4,227	39,111	86,735

INCOME			
	1 MILE	3 MILE	5 MILE
2019 AVERAGE HOUSEHOLD INCOME	\$104,464	\$118,372	\$117,451
2024 AVERAGE HOUSEHOLD INCOME	\$115,044	\$132,091	\$130,335

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