

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

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

**AVAILABLE**

**30,000 RSF Anchor Space**

**5,000 RSF**  
**2,000 RSF**



Demographics	1-mile	3-mile	5-mile
Population	11,964	67,223	138,947
Average HH Income	\$52,971	\$68,724	\$70,532

\*Demographic information taken from CoStar Realty information 2016 demographic

- 95,300 Square Foot Property
- Shadow-Anchored by Super Walmart
- Located on the Busy Eastern Boulevard
- Over 3,500 Apartments within a 1-mile radius
- Only One-Half Mile from US Highway 231
- Large Parking Field
- Great Visibility & Access

Type	Retail
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
Eastern Boulevard	45,000 VPD

**Woodcrest Capital, LLC**  
3113 University Drive, Suite 600  
Fort Worth, TX 76109  
[www.woodcrestcapital.com](http://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.*



