

FOR LEASE



GOLDEN TRIANGLE RETAIL SEQ OF GOLDEN TRIANGLE BLVD & PARK VISTA BLVD

FORT WORTH, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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Future Retail Fronting Golden Triangle Blvd

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GOLDEN TRIANGLE RETAIL | SEQ of Golden Triangle Blvd & Park Vlna Blvd, Fort Worth, TX

OVERVIEW

- ±9,000 SF Retail Building Coming Soon
- ±3,500 SF End Cap with Patio Available
- ±5,000 SF Retail Space Available
- Shadow-Anchored by Walmart
- Easy Access & Excellent Visibility
- Zoned F - general commercial
- Parking: 6.7 / 1,000 SF
- Easy access to I-35W, US-377 & Loop 820
- Call for Info & Price

TRAFFIC COUNTS

Golden Triangle Blvd: 26,043 VPD west of site

Golden Triangle Blvd: 24,179 VPD east of site
(TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	14,249	112,348	242,467
2027 Projected Pop.	14,910	115,464	246,788
Daytime Pop.	11,839	90,426	200,467
Avg HH Income	\$136,148	\$143,079	\$139,894



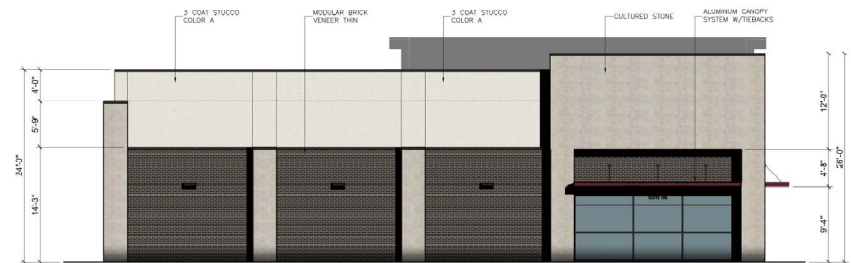
1 - (NORTH) FRONT ELEVATION SCALE 3/16"=1'-0"



2 - (SOUTH) BACK ELEVATION SCALE 3/16"=1'-0"



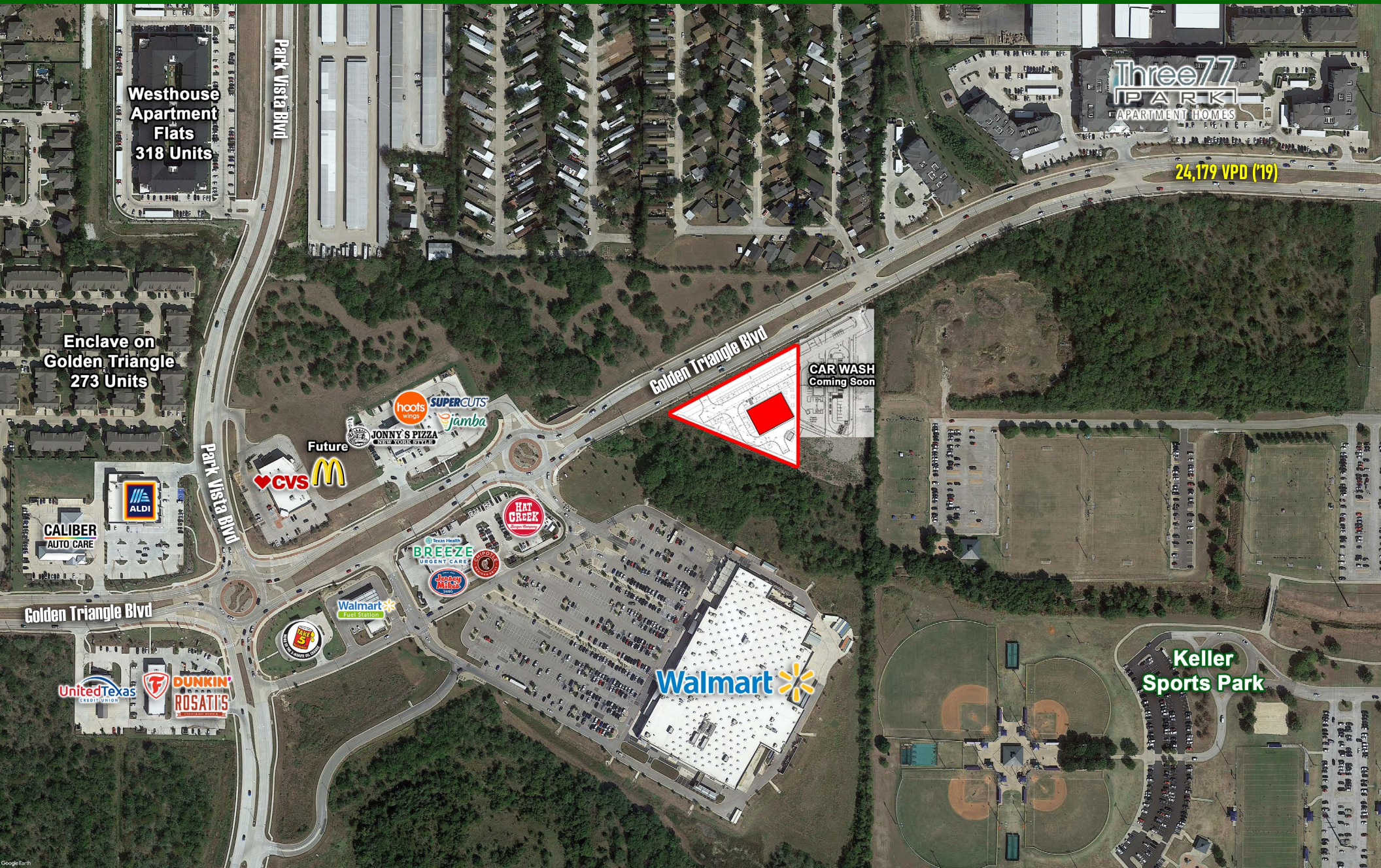
1 (WEST) SIDE ELEVATION SCALE 3/16"=1'-0"



2 - (EAST) SIDE ELEVATION SCALE 3/16"=1'-0"



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