

FOR LEASE

F&B/RETAIL

327 Shops Blvd, Suite 103

Willow Park, TX 76087

1,746 SF

\$26/SF + NNN



2ND GENERATION F&B-CAPABLE RETAIL SPACE

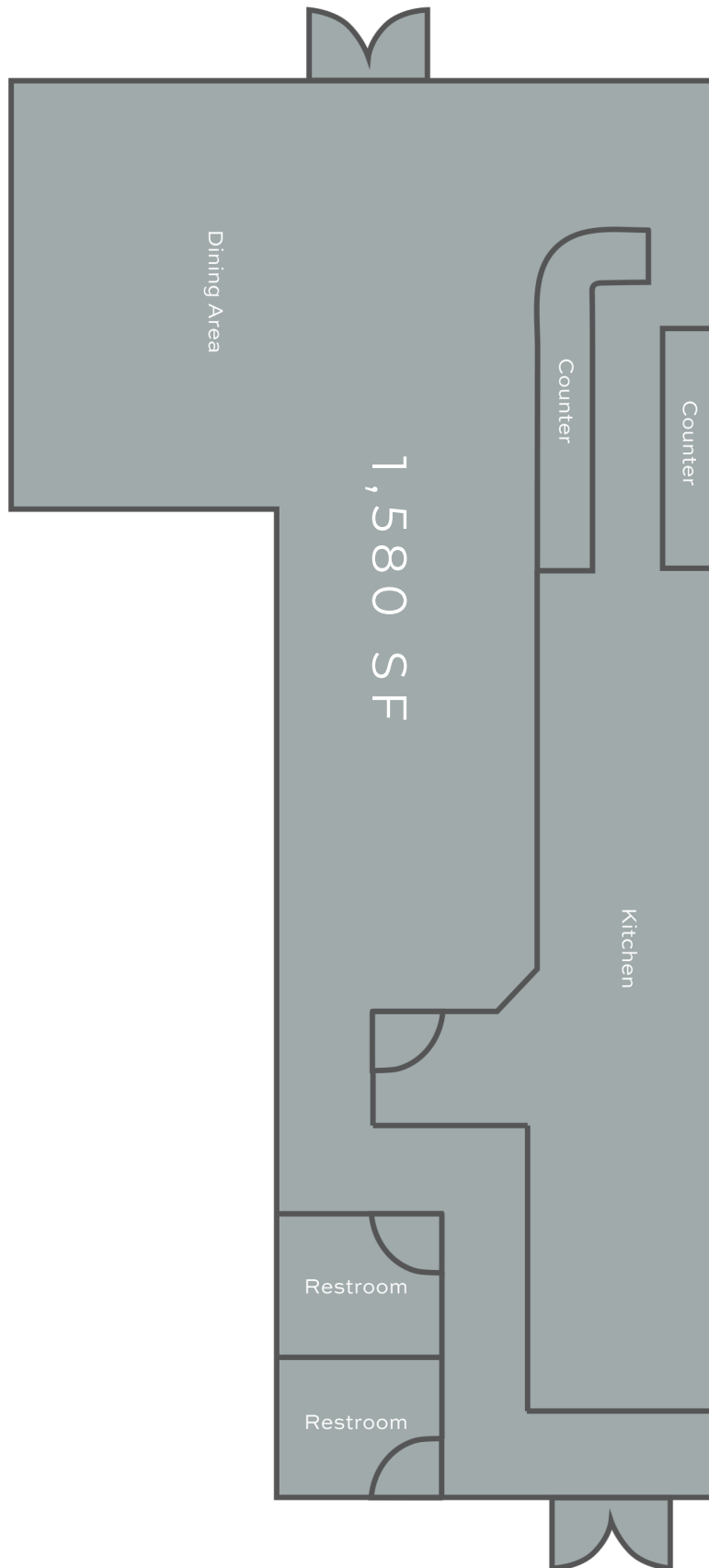
LOCATION + PROPERTY FEATURES

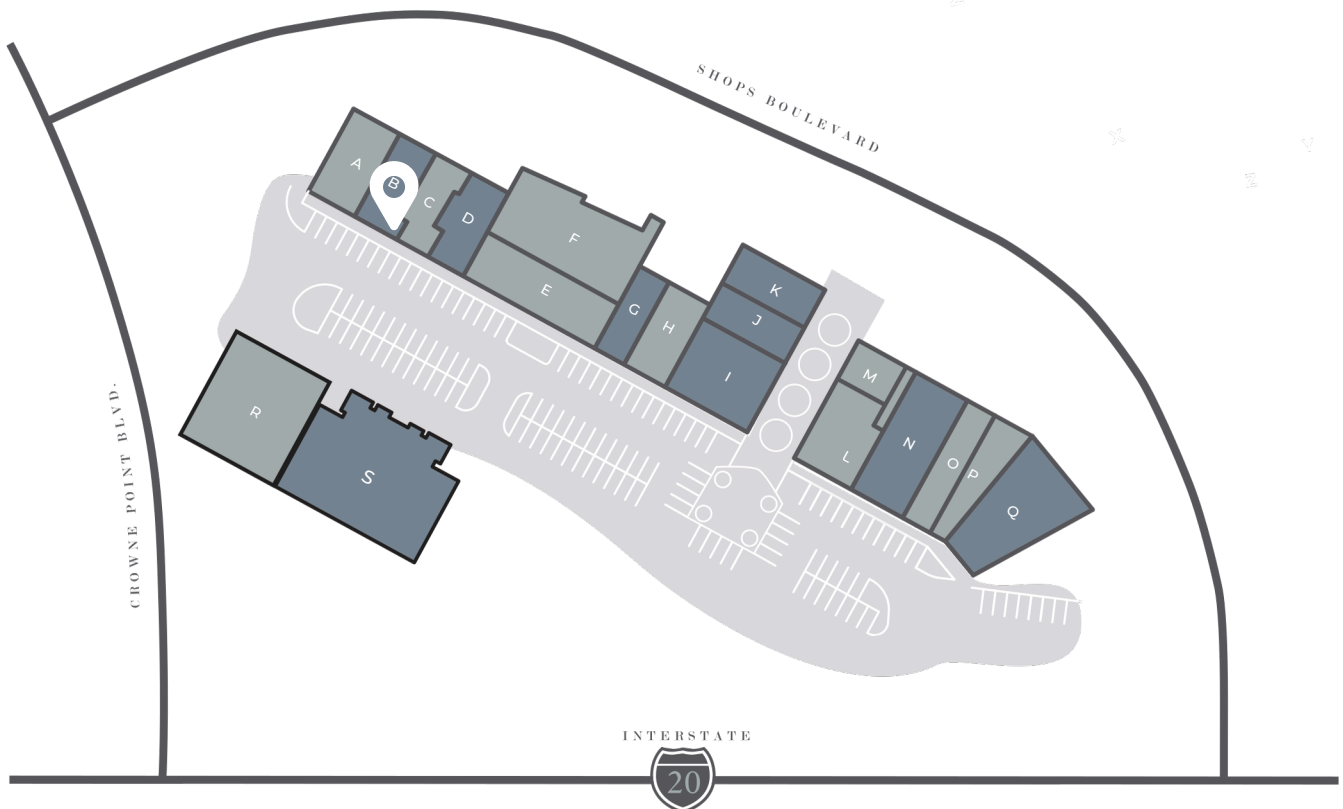
- Versatile second-generation space previously used for restaurant and retail
- Open-air suite adaptable for restaurant, café, or retail concepts
- Restrooms located in rear service area
- Shared grease trap with neighboring restaurant
- Rear service entrance for employees and deliveries
- Open-air shopping center with high-end tenant mix including Lucchese, F45, Parker County Brewery, Sunny Street Cafe, Plains Capital Bank, and Mathnasium
- Located just west of Fort Worth in the booming Parker County market — 92,000 VPD and over 53,000 visitors to Willow Park North per month.











	1 MI	3 MI	5 MI
2023 Population Estimate	3,122	15,849	36,086
2028 Population Projection	3,484	17,714	40,778
Growth 2023 -2028	11.60%	11.77%	13.00%
Average Household Size	2.80	2.80	2.80
2023 Avg Household Income	\$125,234	\$131,284	\$131,505

