



# For Lease

Rivercrest Station | 4455 Camp Bowie Blvd |  
Fort Worth, TX 76107

FIRST THING  
REAL ESTATE



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# Property Highlights

- 1,500 SF Available
- Pricing: **\$28 PSF**
- NNN: Est. **\$6.87 PSF**
- First Floor Retail Space Available on the Bricks of Camp Bowie
- Ample Parking On-Site Along with Reserved and Covered Spaces
- Located Less Than One Mile From I-30 and Less Than Two Miles from Chisolm Trail Parkway
- Within Five Minutes of River Crest Country Club and 10 Minutes from Ridglea Country Club

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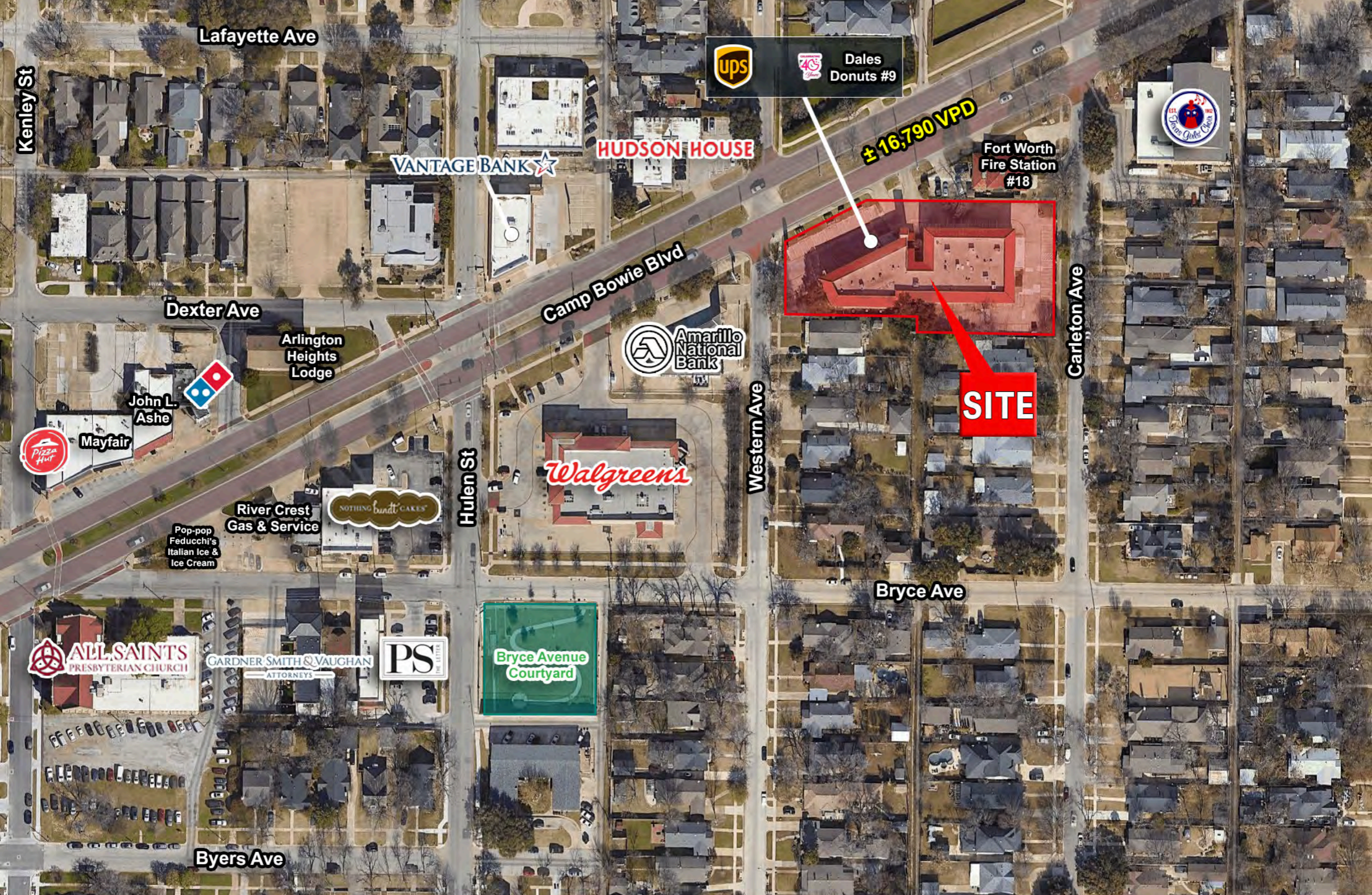
Rivercrest Station has been a standby strip center on the Westside for 40 years. It sits immediately to the east of the intersection of Camp Bowie and Hulen, one of the busiest intersections on the Westside and a stone's throw from I-30, Arlington Heights High School, many churches, country clubs, affluent neighborhoods like Westover Hills, Monticello and Crestwood, the new Auberge and Crescent hotels, and the Museum District. It's a 16-tenant 2-story property that is currently fully occupied.

The neighborhood is extremely family friendly, with strong demographics and traffic to the building. Neighbors include Hudson House, one of the busiest restaurants in town, and a Nothing Bundt Cakes franchise that is top 5 performing in the nation. It is a prime spot for a dessert, bakery or coffee brand. The center has direct frontage on Camp Bowie with monument sign and over 100 parking spaces. There's also a red brick covered breezeway immediately adjacent to the space that the landlord wants to build out as a charming patio for a potential tenant.



# Outdoor Patio Space





Aerial



Aerial