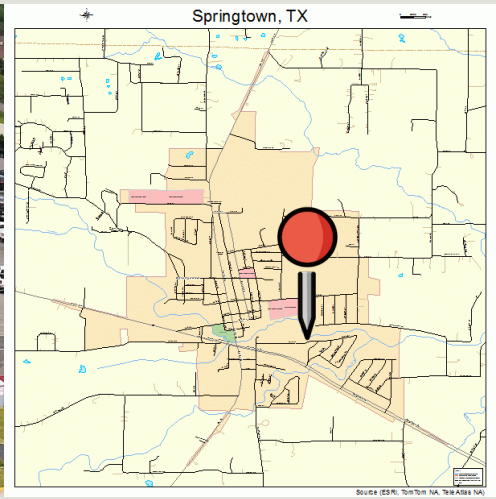


# Confidential Retail Space Profile in Active Shopping Center



Retail space at Brookshire's Shopping Center, Springtown, Texas! Nestled within one of the state's thriving residential hubs, this prime 3,600 square foot (approx. 60' x 60') with 2 large bay windows offers a gateway to a vibrant community. With Brookshire's Grocery Company as the anchor, you'll benefit from steady foot traffic and the trust of loyal shoppers. Springtown's growing populace, with its affluent and educated demographic, ensures a promising environment for your business to thrive. Don't miss out on the chance to become a cornerstone of this dynamic retail landscape!

**Note:** PLEASE DO NOT DISTURB TENANT.

**Size:** 1,000-5,000 sq ft

**Rent:** \$1.45 - \$1.95 per square foot / month.

**Estimated Common Area Maintenance (CAM):** 39 cents per square foot per month.

**Lease:** 5-10 years, rent bumps, options to renew.

## **Population (2023)**

2 mi. - 5,361

3 mi. - 11,727

5 mi. - 23,922

## **Median HHI**

2 mi. - \$111,842

3 mi. - \$101,685

5 mi. - \$95,991

## **Traffic Counts**

Hwy 199 Westbound: 11,868 VPD

Hwy 199 Eastbound: 12,142 VPD

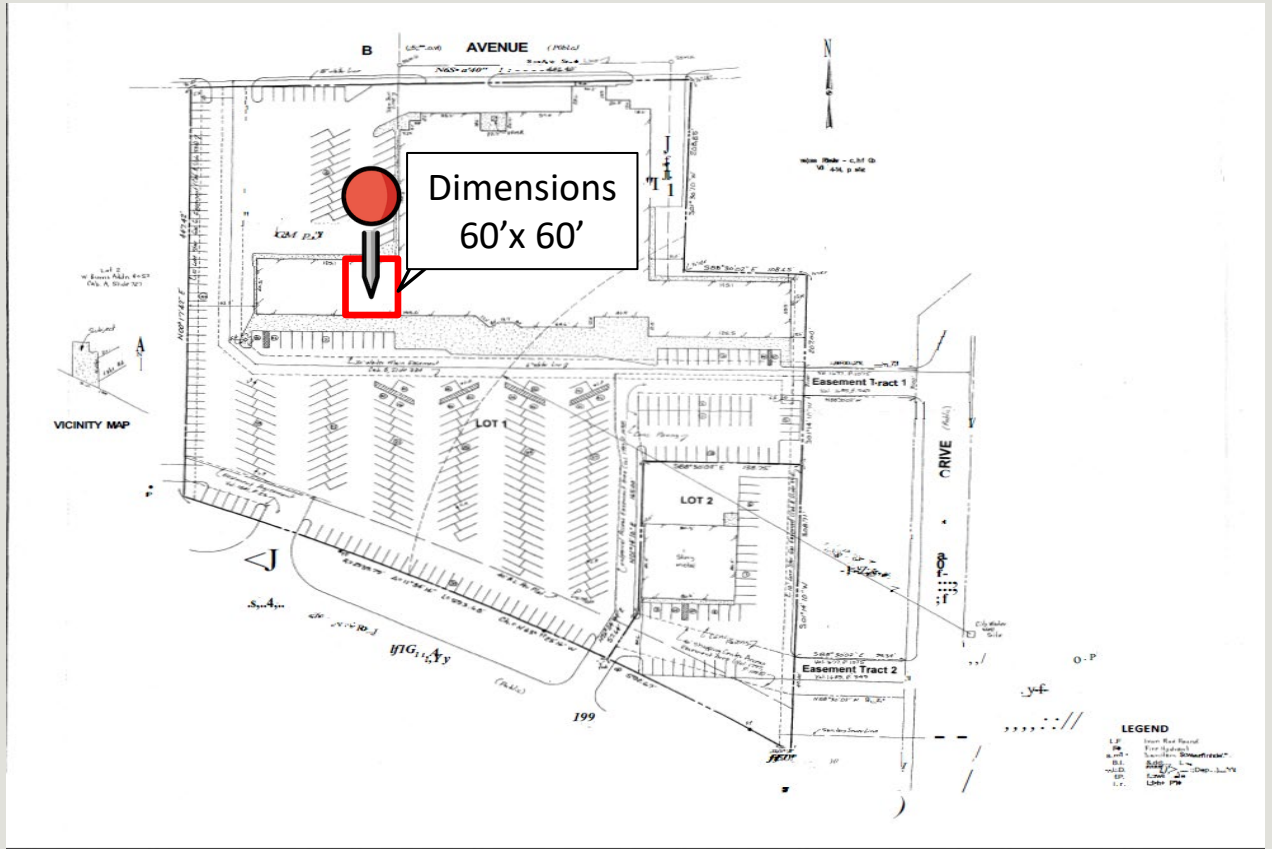
- 25 Miles from Downtown Fort Worth
- Springtown, TX is located in Parker County
- According to the United States Census Bureau, the county has experienced 11.9% population growth between 2020 and 2022.
- According to the Texas Education Agency (TEA), Springtown ISD (Independent School District) is growing faster than 90% of all other districts in the state of Texas.

**Property Manager: Ray Pardilla 707.652.8363 | deals@lemrx.com**

# Aerial

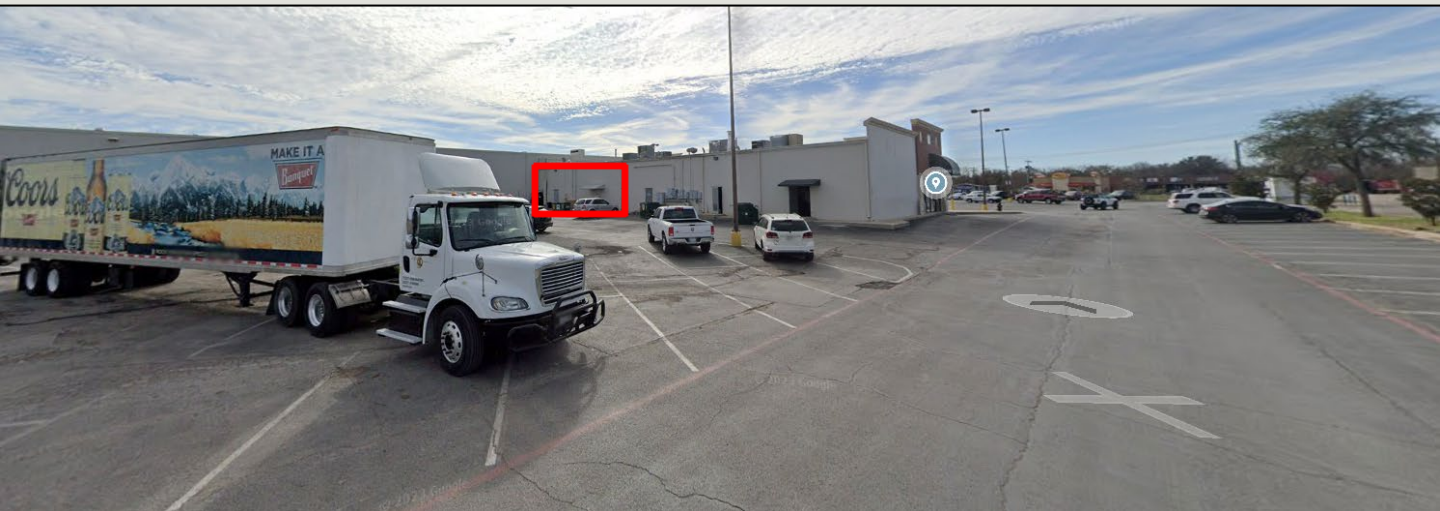


# New monument sign and parking signs coming soon!



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# Front & Rear Photos



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