

Retail ★ LEASE

LanCarte.com

3421 CIMMARON TRAIL FORT WORTH, TEXAS 76116



Henry Tyng
htyng@lancarte.com
210-882-7191

Ben Gehrke
bgehrke@lancarte.com
612-306-5401



PROPERTY FEATURES

- 18,545 SF Center on 2 AC lot
- 2,000-3,000 SF Available
- Nearby national tenants: Walgreens, Wells Fargo Bank, 7-Eleven, Toyota, Taco Casa, PNC Bank
- Signage available

AVAILABLE SPACES

SUITE 105	2,000 SF	
SUITE 106	1,000 SF	<i>(New Buildout)</i>
SUITE 117	3,300 SF	
SUITE 8547	1,700 SF	<i>(Former Nail Salon)</i>

LOCATION OVERVIEW

This center is located in West Fort Worth off of Camp Bowie W Blvd. This location is minutes away from I-30 and I-820.

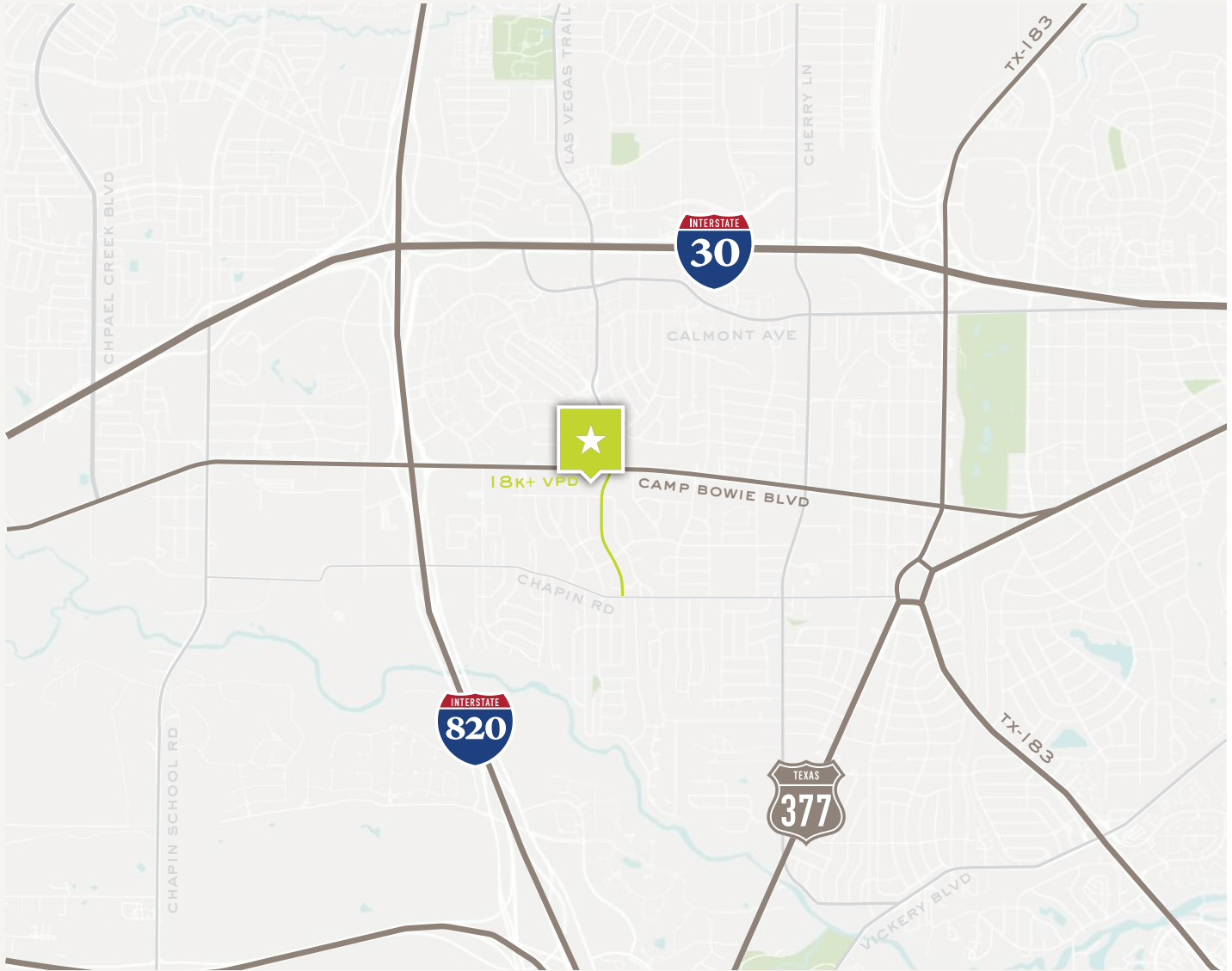
- Camp Bowie Traffic Count: 18,317 VPD
- Las Vegas Trl Traffic Count: 8,534 VPD

LEASING STRUCTURE

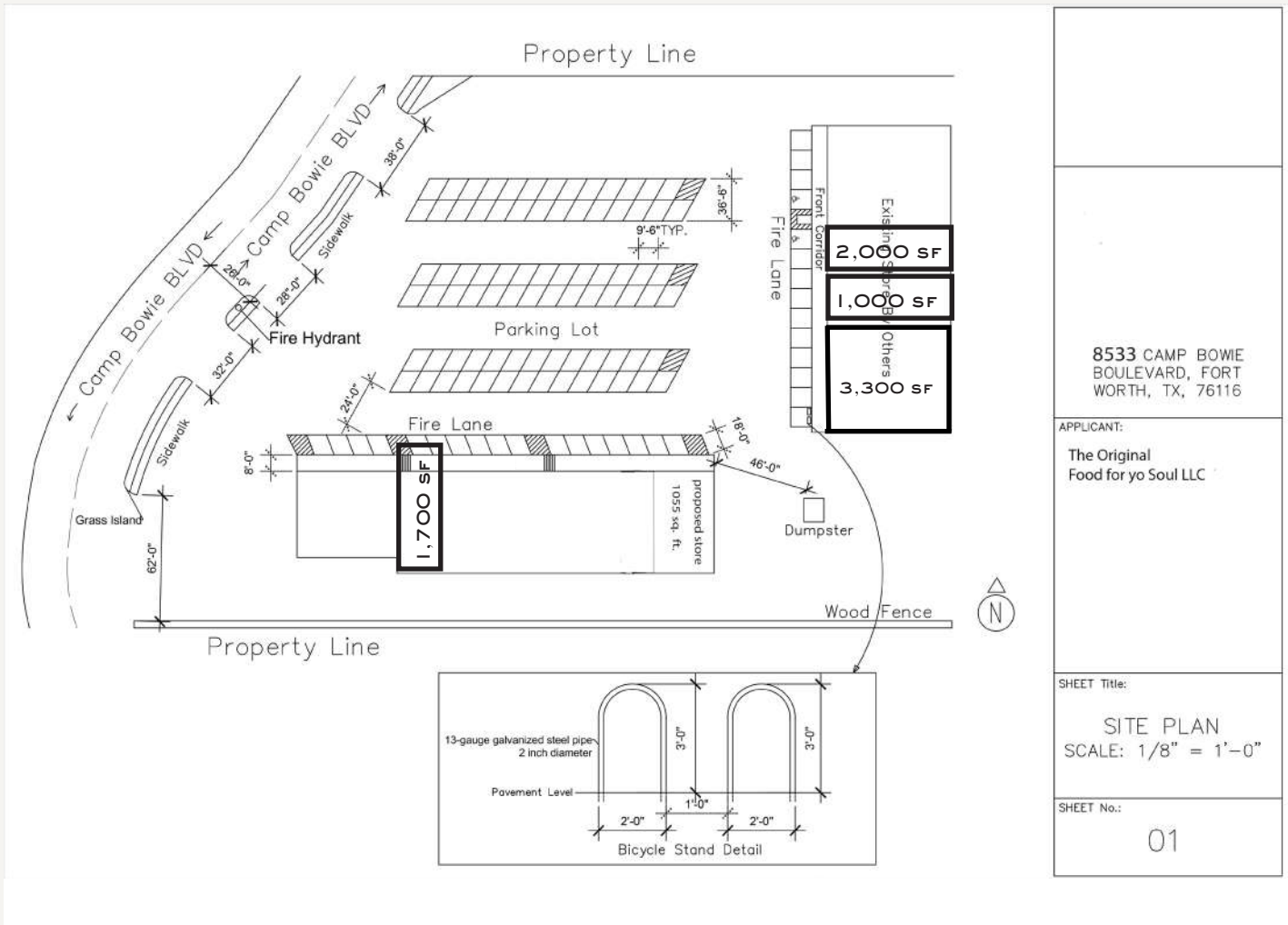
CONTACT BROKER

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SITE PLAN

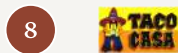
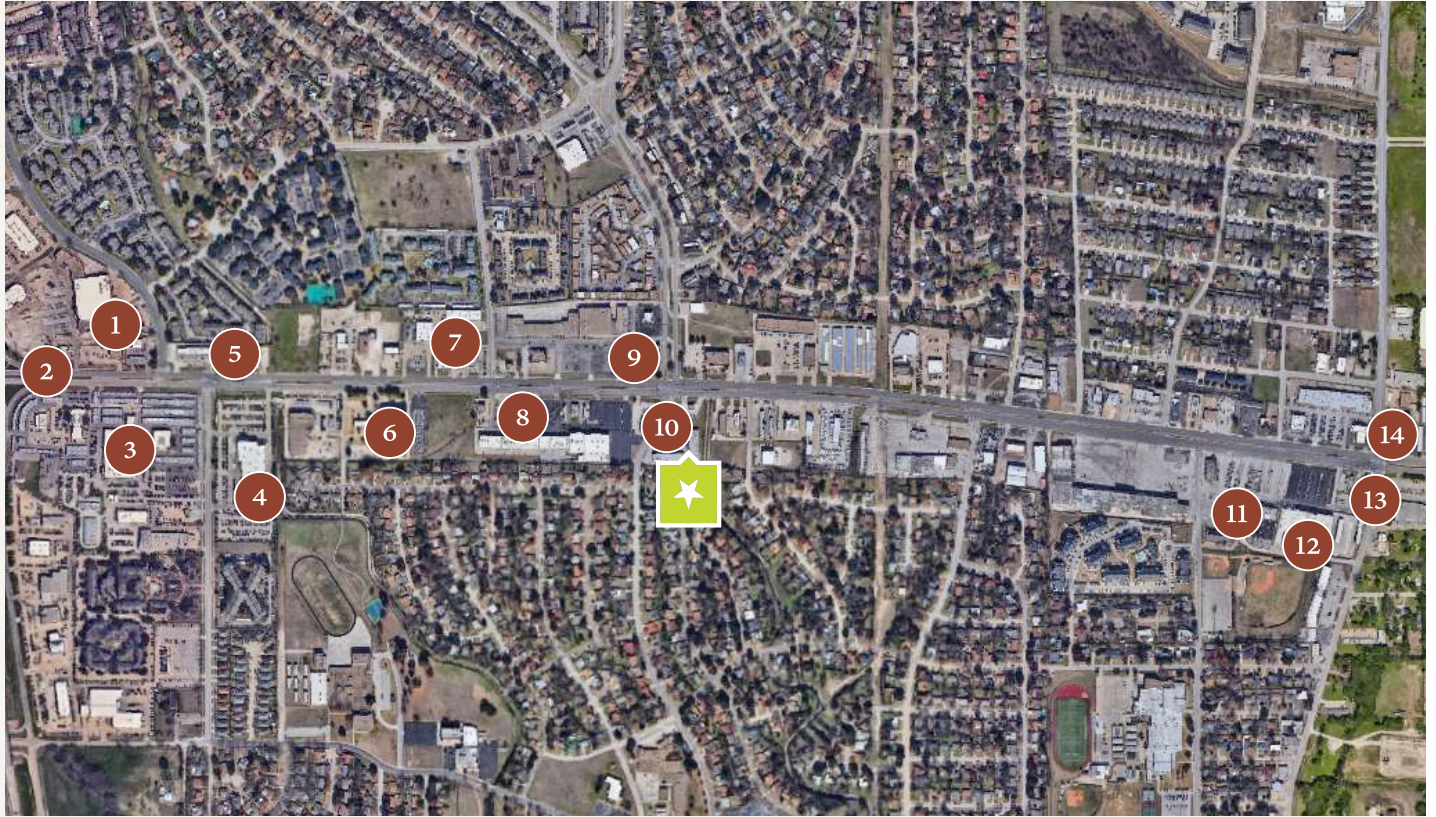


8533 CAMP BOWIE BOULEVARD, FORT WORTH, TX, 76116	
APPLICANT:	The Original Food for yo Soul LLC
SHEET Title:	SITE PLAN SCALE: 1/8" = 1'-0"
SHEET No.:	01

DEMOGRAPHICS

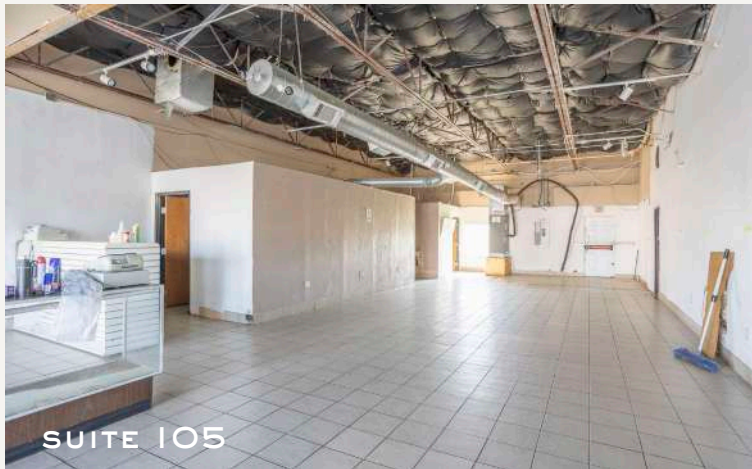
	1 Mile	3 Miles	5 Miles
2024 Population	21,248	79,196	163,258
2029 Population Projection	22,306	83,802	182,808
2024 Avg Household Income	\$49,720	\$76,878	\$88,171
2024 Median Age	33.3	35.5	36.8

RETAIL MAP



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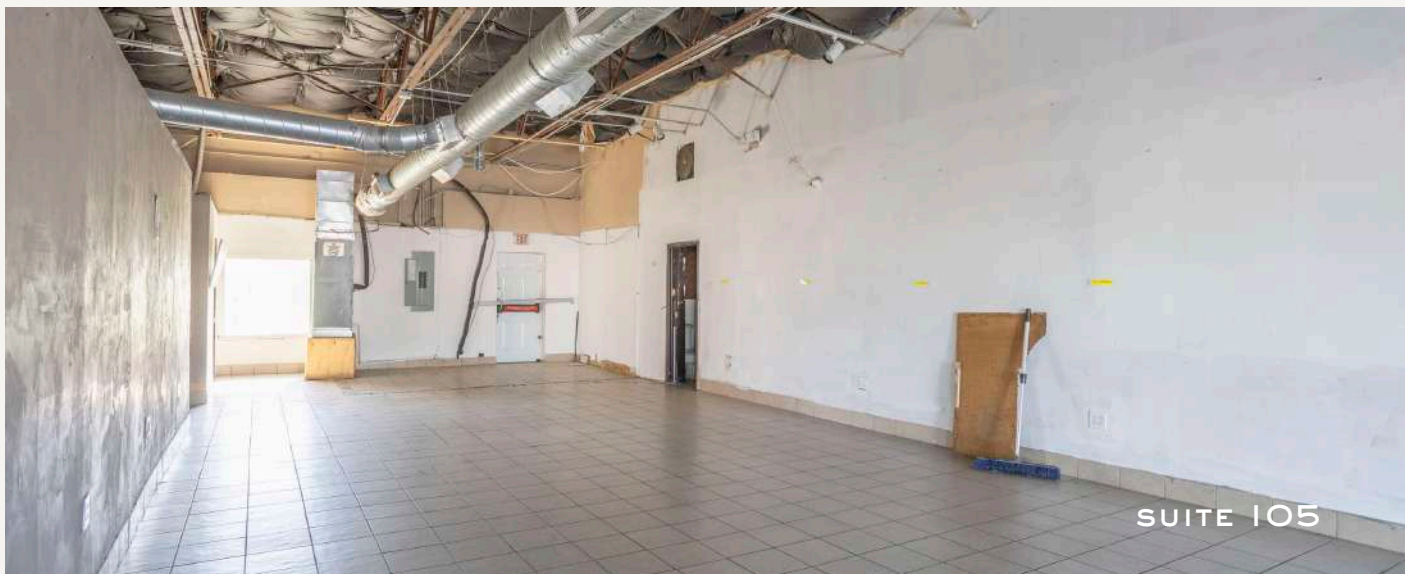
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SUITE 105



SUITE 105



SUITE 105



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Henry Tyng
210-882-7191 | htyng@lancarte.com

Ben Gehrke
612-306-5401 | bgehrke@lancarte.com

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