

FOR LEASE HARWOOD CENTRAL VILLAGE

2101-2113 HARWOOD ROAD | BEDFORD | TX 76021

VIEW SOUTH



PROPERTY HIGHLIGHTS

- **Prime DFW Location** – Strategically positioned in Bedford, at the center of the Dallas-Fort Worth Metroplex within the highly sought-after HEB (Hurst–Eules–Bedford) corridor
- **High-Growth Trade Area** – Strong surrounding residential density and continued population growth supported by proximity to DFW International Airport and major regional corridors
- **Signalized Intersection Presence** – Located at Harwood Road & Central Drive, providing excellent visibility and accessibility
- **Daily Traffic Drivers** – Combined traffic counts exceeding 34,000+ vehicles per day (Harwood Rd. & Central Dr.)
- **Grocery-Anchored Synergy** – Adjacent to Kroger, with strong co-tenancy including Petco and other daily-needs retailers that drive consistent foot traffic
- **Flexible Leasing Opportunities** – Spaces available from small shop to anchor, including junior anchor and big box opportunities
- **Established Retail Node** – Proven location with a strong mix of national, regional, and service-oriented tenants serving the surrounding community
- **Central to Major Demand Generators** – Immediate access to TX-183, TX-121, and key employment hubs throughout Tarrant County

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com



7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

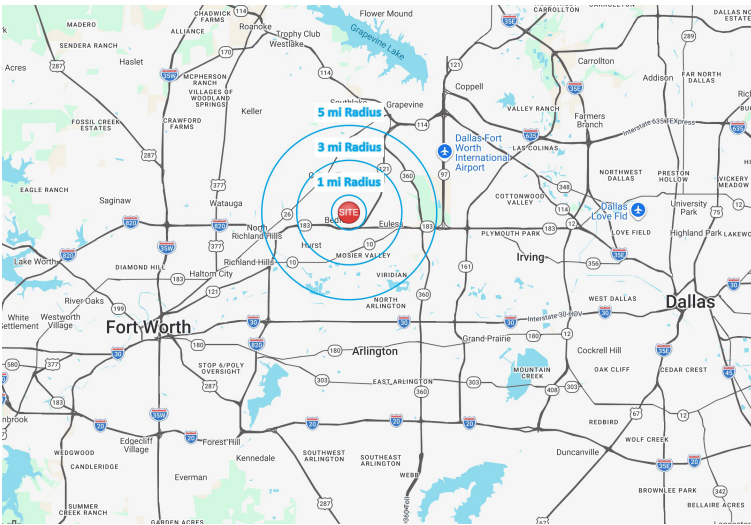
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DEMOGRAPHICS

2025 Estimates

| TRADE AREA | 1 MILE | 3 MILE | 5 MILE |
|---|-----------|-----------|-----------|
|  | 16,723 | 112,691 | 263,396 |
|  | \$105,078 | \$128,743 | \$136,822 |
| AGE | 40 | 40 | 39 |



AVAILABLE

1,392 SF - 6,510 SF (Will Subdivide)



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James A. Goldsmith, Lic. Real Estate Broker