



FOR LEASE

80 West Shopping Center

8440 CAMP BOWIE WEST BLVD
FORT WORTH, TX 76116

80 West Shopping Center is a 36,810 square foot center located on Camp Bowie West Blvd, in the city of Fort Worth, TX. The center receives high daily foot traffic from surrounding residential communities such as Ridgmar and Westover Hills.

80 West's premier location, strong tenancy, and high foot traffic provides an ideal leasing opportunity in a dense suburban location with excellent demographics.

80 West has great exposure on Fort Worth's Retail Corridor attracting 30,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. Fort Worth is one of the fastest growing cities in the US making this a very desirable location to invest in.



Building SqFt	36,810 SqFt
Year Built	1982
Lot Size (acres)	3.71
Parcel ID	46075-1-AR6
Zoning Type	Commercial
County	Tarrant
Frontage	400.00 Ft
Coordinates	32.725072,-97.463121

- ❖ Located on Camp Bowie West Blvd (30,000 UPD), a major thoroughfare and premier location in the sub-market
- ❖ Signage opportunities visible along a high-traffic street
- ❖ Covered sidewalk along entire store frontage
- ❖ Population of 178,364
- ❖ Densely populated residential neighborhood
- ❖ Four ingress & Egress
- ❖ One of the fastest growing cities in Texas

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216

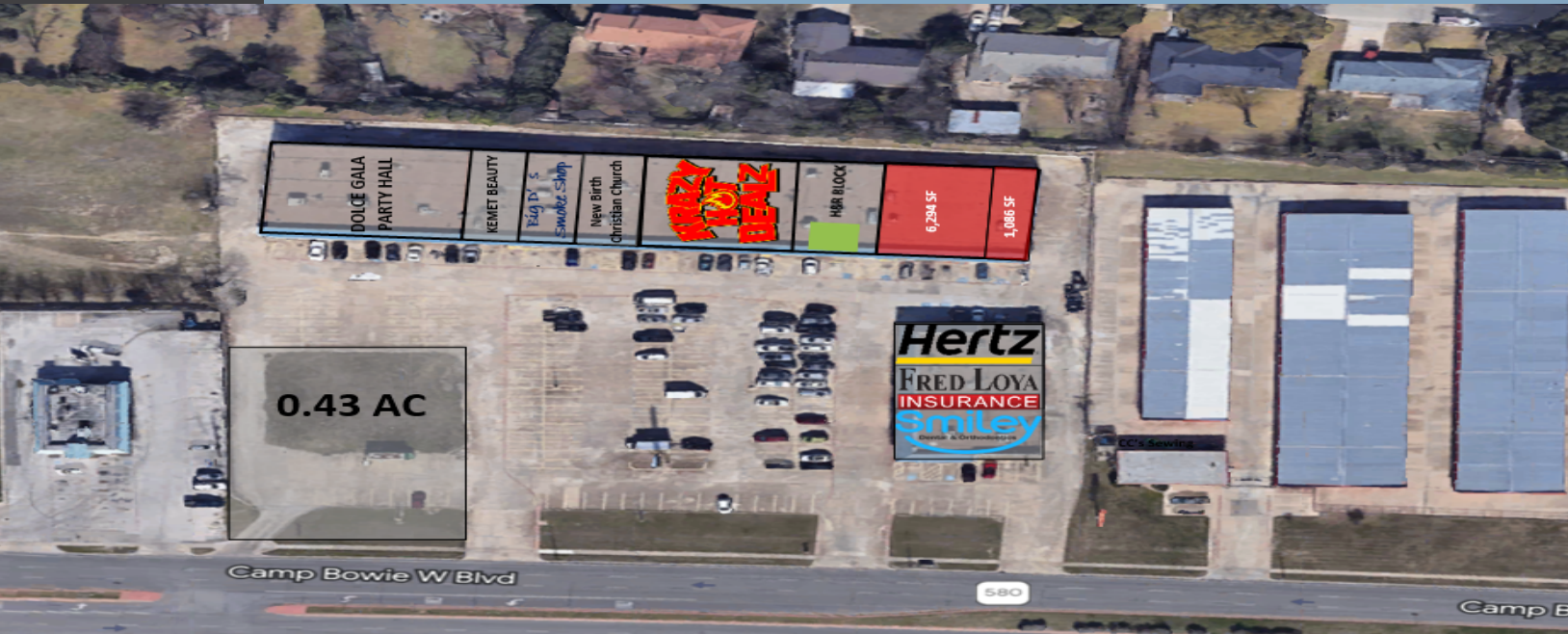


TORI MATHEWS
Asset Manager

Direct: 210-801-8514
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
8454	Retail	Negotiable	NNN	6,294 SF	Negotiable
8454 A	Retail	Negotiable	NNN	1,086 SF	Negotiable
Pad	Ground	\$ 2.87 SF/Yr	Ground	0.43 AC	Negotiable

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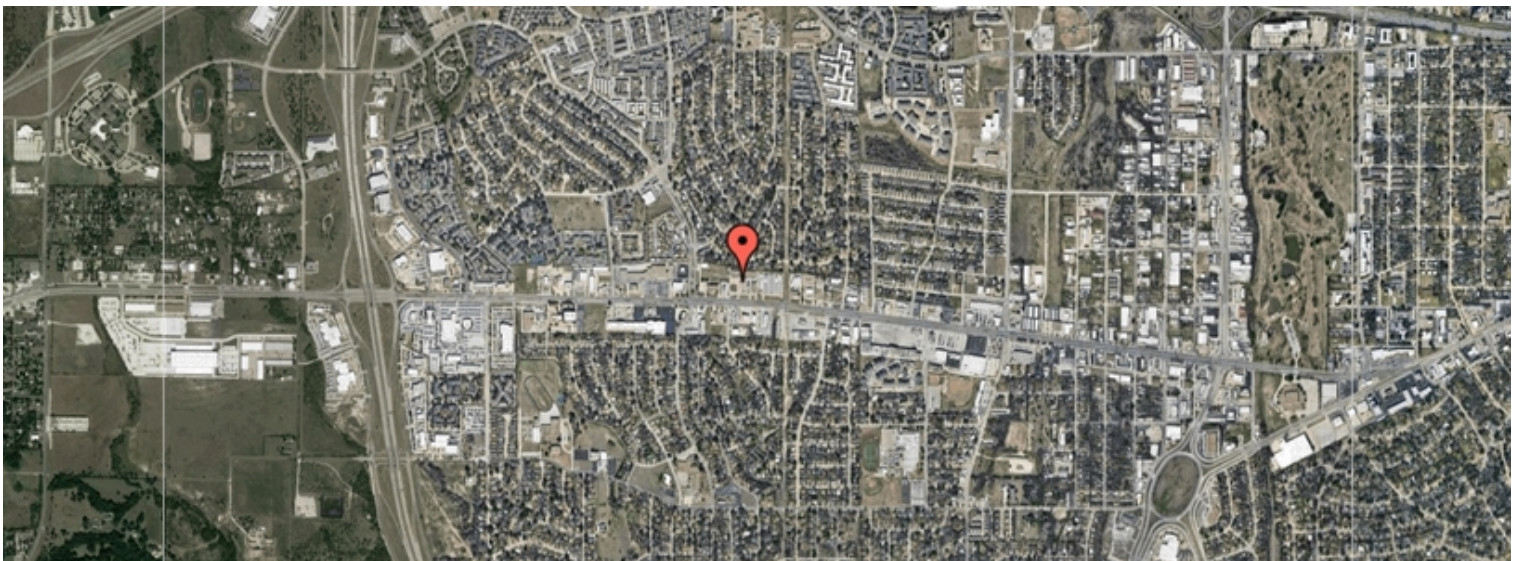
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,175	60,934	130,273
2010 Population	17,275	69,097	143,847
2022 Population	20,911	80,720	169,571
2027 Population	21,269	82,511	175,040
2022-2027 Growth Rate	0.34 %	0.44 %	0.64 %
2022 Daytime Population	17,725	78,637	178,364

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,397	3,294	5,780
\$15000-24999	1,023	2,668	4,821
\$25000-34999	1,504	3,332	6,476
\$35000-49999	1,262	3,999	8,460
\$50000-74999	1,527	6,403	13,985
\$75000-99999	1,036	4,239	9,354
\$100000-149999	701	4,787	11,168
\$150000-199999	127	1,941	4,854
\$200000 or greater	162	2,221	6,781
Median HH Income	\$ 39,224	\$ 59,833	\$ 66,403
Average HH Income	\$ 57,067	\$ 88,285	\$ 100,728

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,357	25,604	55,768
2010 Total Households	7,318	28,632	61,677
2022 Total Households	8,739	32,884	71,681
2027 Total Households	8,909	33,658	73,883
2022 Average Household Size	2.39	2.43	2.32
2022 Owner Occupied Housing	2,192	15,383	35,475
2027 Owner Occupied Housing	2,267	16,070	37,433
2022 Renter Occupied Housing	6,546	17,501	36,206
2027 Renter Occupied Housing	6,642	17,588	36,450
2022 Vacant Housing	1,012	2,847	6,472
2022 Total Housing	9,751	35,731	78,153



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ABOUT FORT WORTH

Fort Worth is the fifth-largest city in the U.S. state of Texas and the 13th-largest city in the United States. It is the county seat of Tarrant County, covering nearly 350 square miles (910 km²) into four other counties: Denton, Johnson, Parker, and Wise. According to a 2022 United States census estimate, Fort Worth's population was 958,692.

CITY OF FORT WORTH

AREA

CITY	355.6 SQ MI
LAND	347.3 SQ MI
WATER	8.3 SQ MI
ELEVATION	653 FT

POPULATION

POPULATION	918,915
ESTIMATE(2022)	958,692
RANK	13
DENSITY	2,600 AUTO SQ MI



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