

# Retail ★ LEASE

LanCarte.com

9555 HARMON ROAD FORT WORTH, TX 76117



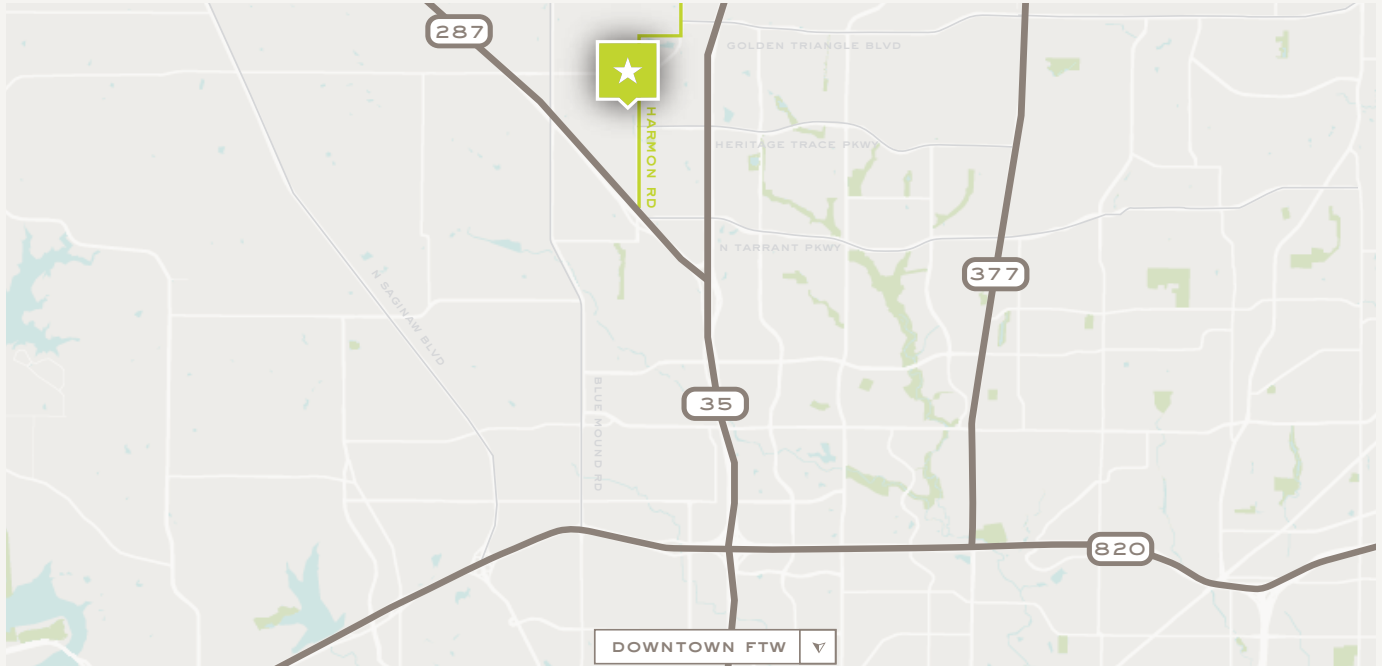
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## PROPERTY FEATURES

- Total Space Available: 7,976 SF (Buildings B and C)
  - Building B: 6,908 SF (divisible from 1,200 SF)
  - Building C: 1,147 SF
- Zoning Allows for Most Commercial & Retail Uses
- 180 Parking Spaces
- Outdoor Patio Space Available
- Core and Shell Delivered

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
Average Household Income:	\$106,641	\$116,480	\$110,875
2010 Households:	1,283	16,058	54,200
2022 Households:	3,986	27,338	74,311
2027 Household Projection:	4,606	30,392	80,865

## LOCATION OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

## LEASING STRUCTURE

\$38.50 NNN (ESTIMATED \$8.50 NETS)

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AERIAL PHOTOS AND RENDERING



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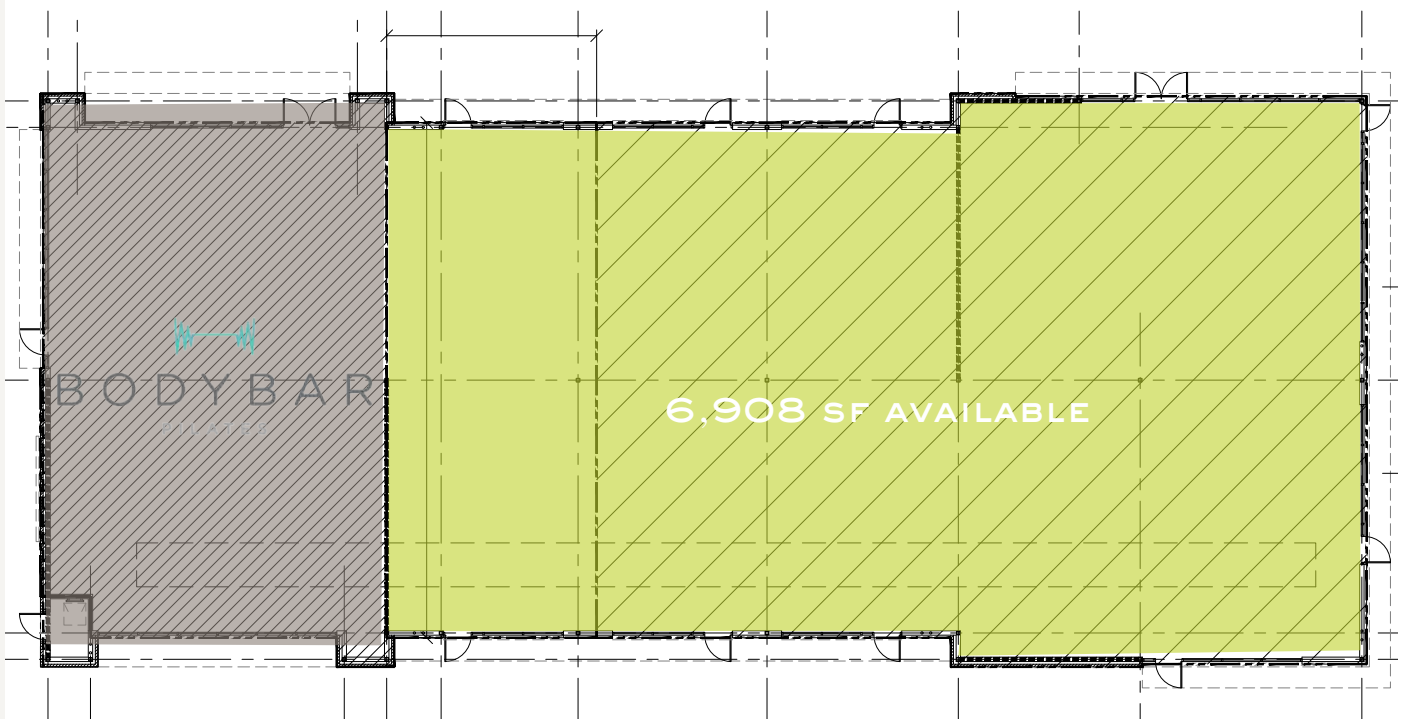
AERIAL RETAIL MAP



AREA RETAILERS



BUILDING B - 6,908 SF AVAILABLE



BUILDING C - 1,147 SF AVAILABLE



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**EXTERIOR PHOTOS**





LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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