

Retail/Office/Flex ★ LEASE

LanCarteCRE.com

WEDGEWOOD VILLAGE SHOPPING CENTER

5100 - 5353 TRAIL LAKE DRIVE, FORT WORTH, TEXAS 76133



LANCARTE
COMMERCIAL

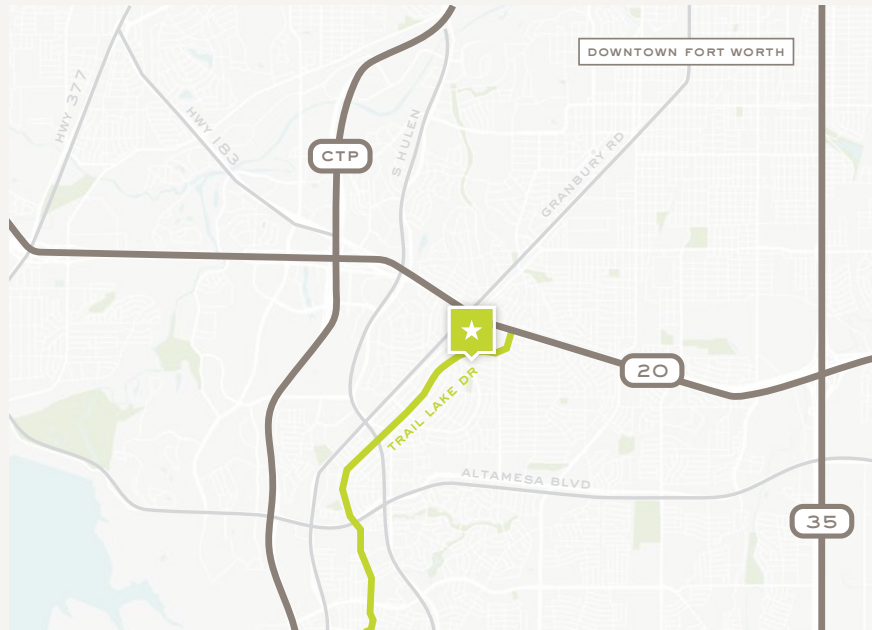
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PROPERTY FEATURES

- Excellent Visibility from Granbury Rd, Trail Lake Dr. and I-20
- Heavy Parking (5.31/1,000)
- Anchor Tenants: Planet Fitness, Dollar General, Harbor Freight
- Flexible Terms

LOCATION OVERVIEW

Located in southwest Fort Worth on the south side of I-20. Easy access to Chisholm Trail, I-20, Loop 820 and I-35.

LEASING STRUCTURE

\$12.00/SF

**Contact Broker for Suite 5298 Pricing*

AVAILABLE SPACES

SUITE 5274	2,027 SF	RETAIL
SUITE 5282	2,607 SF	RETAIL/OFFICE
SUITE 5298	16,000 SF	FORMER CHURCH
SUITE 5314	11,326 SF	RETAIL/OFFICE

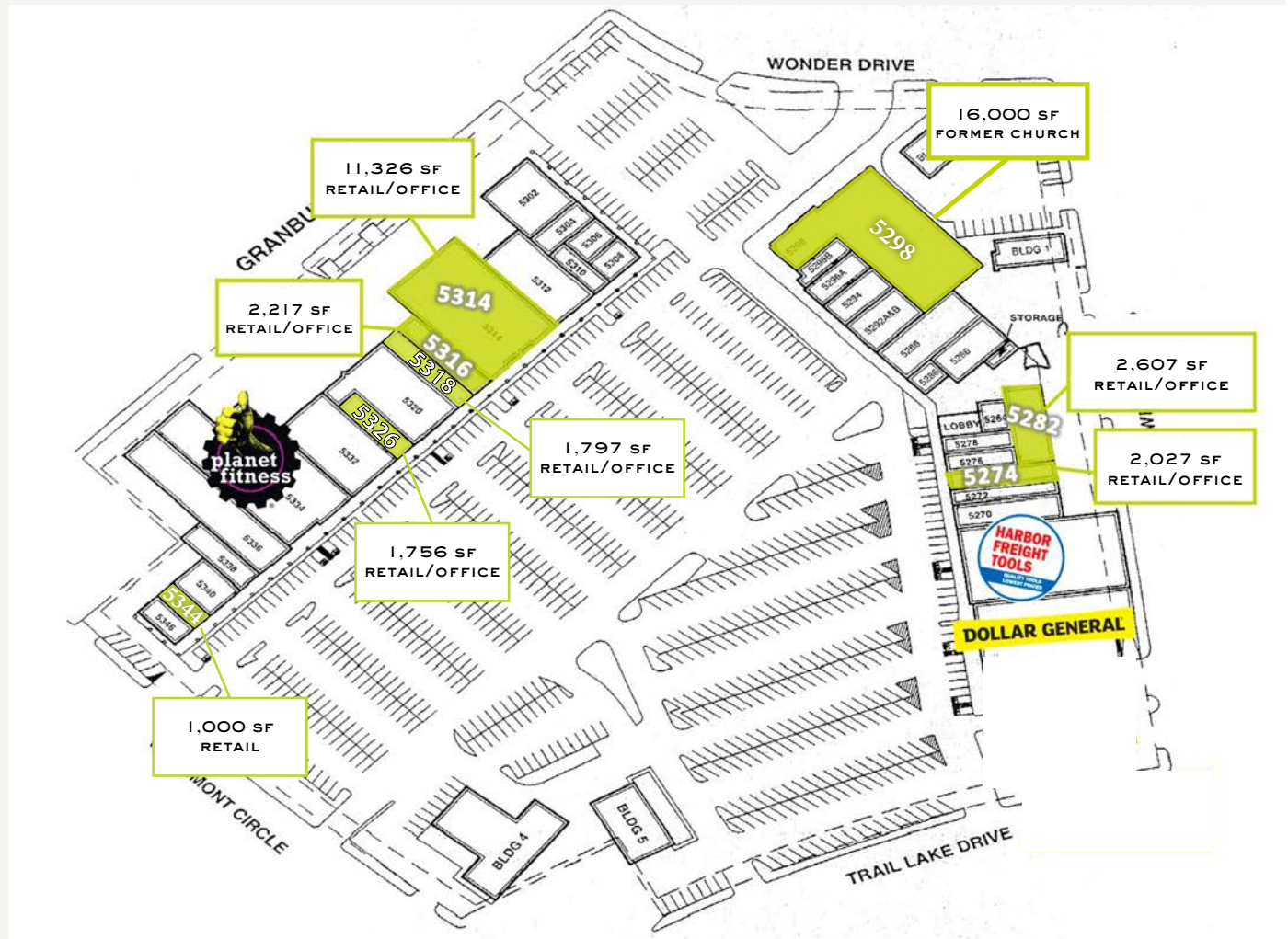
SUITE 5316	2,217 SF	RETAIL/OFFICE
SUITE 5326	1,756 SF	RETAIL/OFFICE
SUITE 5318	1,797 SF	RETAIL/OFFICE
SUITE 5344	1,000 SF	RETAIL

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SITE PLAN AND DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population:	11,678	128,488	277,416
Average Income:	\$88,441	\$80,023	\$80,538
Employment:	5,656	47,128	111,712
Granbury Rd. & Belden Ave.:		32,704 VPD	

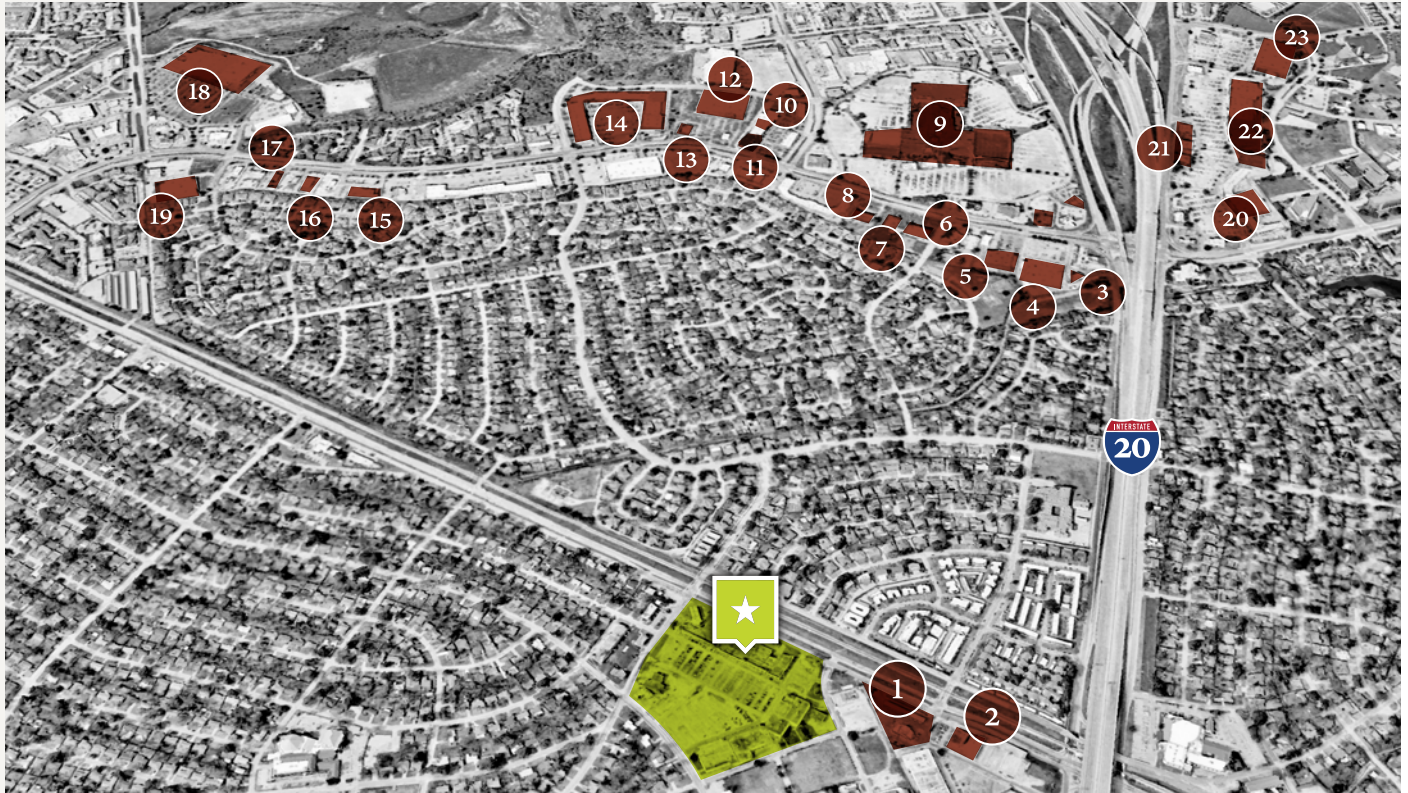


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RETAIL MAP



1  QuikTrip

2  O'Reilly AUTO PARTS

3  McDonald's

4  Conn's HomePlus

5  ROSS DRESS FOR LESS

6  MATTRESS FIRM

7  Red Lobster

8  FIVE GUYS

9  Dillard's

★ macy's
HULEN MALL
+/- 118 stores

10  JP.S. A. BANK

11  BARNES & NOBLE

12  HOBBY LOBBY

13  TORCHYS

14  HULEN FASHION CENTER
+/- 20 retailers

15  ALDI

16  Auto Zone

17  Cane's

18  Walmart

19  HAVERTYS
FURNITURE • EST 1885

20  SPROUTS
FARMERS MARKET

21  Olive Garden  TEXAS ROADHOUSE

22  HomeGoods

23  HOME DEPOT

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FORMER CHURCH



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ADDITIONAL PHOTOS





LANCARTE

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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