

FOR LEASE

Benbrook Shopping Center

8101 CAMP BOWIE WEST BLVD

Fort Worth, TX 76116

1,100 - 10,470 SF
AVAILABLE

7
SPACES

Tori Mathews

Director of Asset Management

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Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

39,890 SF AVAILABLE SF	Negotiable ASKING RATE	7 SPACES AVAILABLE	1969 YEAR BUILT	9.81 LOT SIZE
113,835 SqFt BUILDING SQFT	31202-1-1 PARCEL ID	Commercial ZONING TYPE	Tarrant COUNTY	876.00 Ft FRONTAGE
32.722735, -97.456398 COORDINATES				

EXECUTIVE SUMMARY

- Benbrook Shopping Center, a 113,835 square foot retail center located in the affluent and rapidly growing community of Fort Worth, TX is composed of a mix of national and regional tenants.
- Benbrook Shopping Center has great exposure on Fort Worth's Retail Corridor attracting 24,000 cars per day and provides easy access to parking and stores with four 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.

PROPERTY HIGHLIGHTS

- Excellent Visibility from Camp Bowie West Blvd (24,000 VPD) and Surrounding Businesses.
- Population of 182,460 within a 5 Mile radius of Benbrook Shopping Center.
- Surrounded by residential neighborhoods.
- Covered Sidewalk Along Entire Store Frontage.
- Lighted Parking Lot with Ample Parking.
- Endcap available.

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Camp Bowie West & Bonnie0.6 mi	Dallas Fort Worth International Airport26.9 mi	West Freeway1.1 mi
Calmont & Broadmoor0.8 mi	Fort Worth Meacham International Airport8.8 mi	I 8201.4 mi
Alta Mere & Elizabeth0.9 mi	Alliance Airport Parking20.1 mi	Southwest Boulevard1.8 mi
		Jim Wright Freeway1.8 mi

Space Available

#8105

NEGOTIABLE

SF AVAILABLE

10,470 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8121

NEGOTIABLE

SF AVAILABLE

1,100 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8129-B

NEGOTIABLE

SF AVAILABLE

7,920 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8139

NEGOTIABLE

SF AVAILABLE

4,800 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8141

NEGOTIABLE

SF AVAILABLE

4,600 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8155-B

NEGOTIABLE

SF AVAILABLE

7,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8155-C

NEGOTIABLE

SF AVAILABLE

3,600 SF

TERM

Negotiable

TYPE

NNN

USE

Retail



WESTSIDE
TIRE

Cash America

Spirit

WESTSIDE
MEDICAL

1,100 SF

1,100 SF

STOP N SHOP

AVAILABLE
7,920 SF

FAMILY
DOLLAR

AVAILABLE
4,800 SF

MARTIAL ARTS

El Gran
Salon

LINE-X

AVAILABLE
7,400 SF

AVAILABLE
3,600 SF

COMFORT
SMILES
Dezi Bazaar
Hair Braiding

580

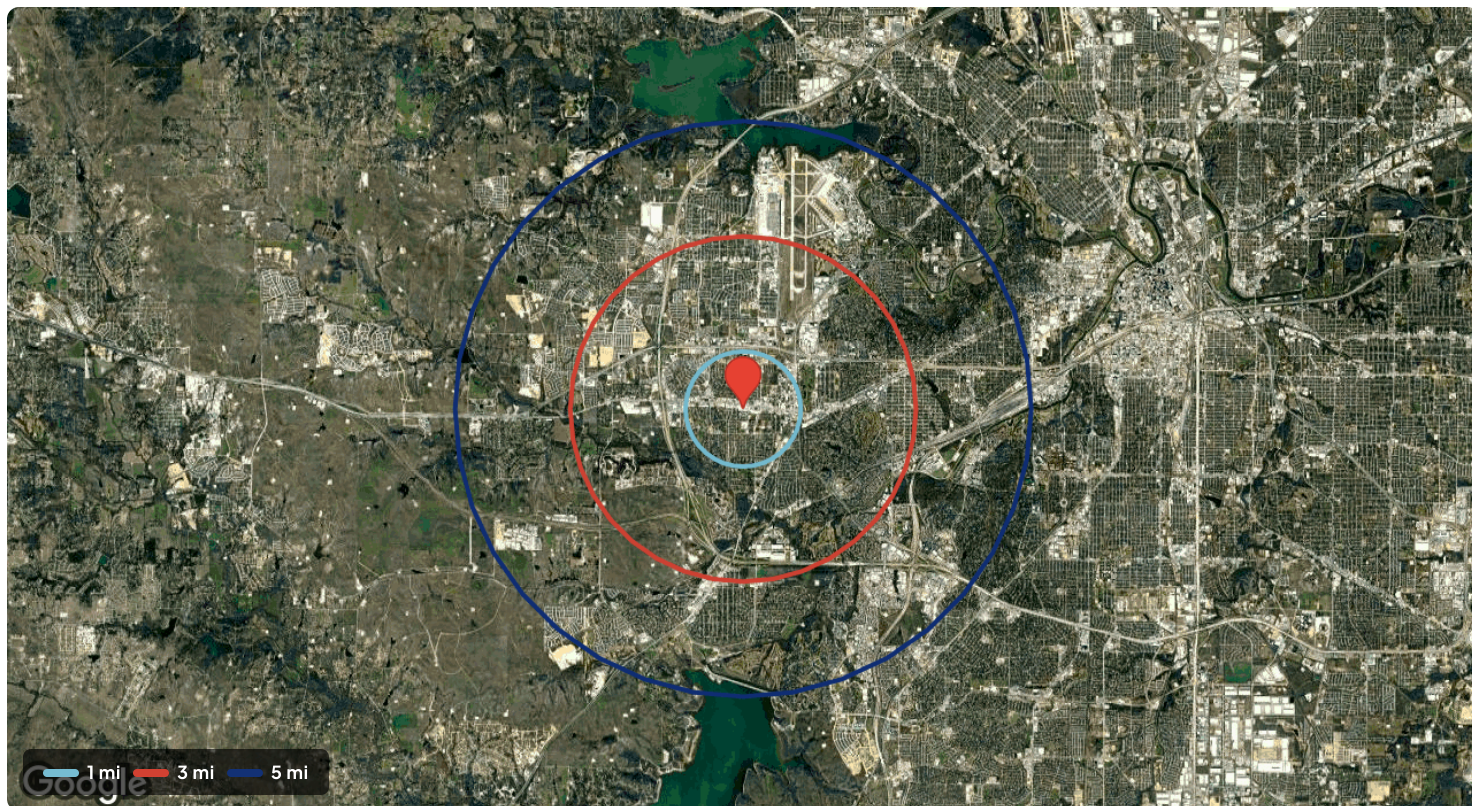
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,902	65,797	139,941
2010 Population	13,347	72,329	153,459
2026 Population	16,017	86,086	186,032
2031 Population	16,058	88,565	194,290
2026–2031 Growth Rate	0.05 %	0.57 %	0.87 %
2026 Daytime Population	16,816	90,347	209,594

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,800	28,511	60,060	less than \$15,000	1,111	4,369	7,189
2010 Total Households	5,381	31,107	65,935	\$15,000–\$24,999	820	2,929	4,660
2026 Total Households	6,441	37,499	80,471	\$25,000–\$34,999	843	3,252	5,591
2031 Total Households	6,555	39,191	85,009	\$35,000–\$49,999	726	3,912	7,459
2026 Avg. Household Size	2.48	2.27	2.26	\$50,000–\$74,999	1,009	6,415	13,108
2026 Owner Occupied Housing	2,202	15,262	39,370	\$75,000–\$99,999	811	4,605	9,869
2031 Owner Occupied Housing	2,290	16,174	42,625	\$100,000–\$149,999	533	5,480	13,648
2026 Renter Occupied Housing	4,239	22,237	41,101	\$150,000–\$199,999	290	2,617	6,869
2031 Renter Occupied Housing	4,265	23,017	42,384	\$200,000 or greater	298	3,919	12,079
2026 Vacant Housing	570	3,192	6,740	Median HH Income	\$41,924	\$66,060	\$79,528
2026 Total Housing	7,011	40,691	87,211	Average HH Income	\$66,944	\$100,439	\$121,502



Source: ESRI / ArcGIS Business Analyst

Market Overview



POPULATION 812,238	AREA 347.9 sq mi
ELEVATION 709 ft	TIME ZONE Central Time Zone
COUNTY Tarrant County	INCORPORATED 1849
STATE Texas	

Market Overview: Fort Worth, TX

Fort Worth is a city in the U.S. state of Texas. It is the county seat of Tarrant County, covering nearly 350 square miles (910 km2) and extending into Denton, Johnson, Parker, and Wise counties. Fort Worth's population was estimated to be 1,008,156 in 2024, making it the 11th-most populous city in the United States. Fort Worth is the second-largest city in the Dallas–Fort Worth metroplex (after Dallas) and the fourth-most populous in Texas. The Dallas–Fort Worth metroplex is the fourth-most populous metropolitan area in the U.S., with 8.5 million residents. The city of Fort Worth was established in 1849 as an army outpost on a bluff overlooking the Trinity River. Fort Worth has historically been a center of the Texas Longhorn cattle trade. It still embraces its Western heritage and traditional architecture and design. At its inception, Fort Worth relied on cattle drives that traveled the Chisholm Trail . Millions of cattle were driven north to market along this trail, and Fort Worth became the center of cattle drives, and later, ranching until the American Civil War . During the American Civil War, Fort Worth suffered shortages causing its population to decline. It recovered during the Reconstruction with general stores, banks, and " Hell's Half-Acre ", a large collection of saloons and dance halls which increased business and criminal activity in the city. By the early 20th century the military used martial law to regulate Hell's Half-Acre's bartenders and prostitutes...

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population16,017	Population86,086	Population186,032
Median HH Income\$41,924	Median HH Income\$66,060	Median HH Income\$79,528
Households6,441	Households37,499	Households80,471

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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