



FOR LEASE

80 West Shopping Center

8440 CAMP BOWIE WEST BLVD
Fort Worth, TX 76116

1,086 - 6,294 SF AVAILABLE	\$2.87 SF/YR	3 SPACES
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Spigel Properties
70 N.E. Loop 410
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Property Overview

1,086 - 6,294
SF
AVAILABLE SF

\$2.87
ASKING RATE SF/YR

3
SPACES AVAILABLE

1982
YEAR BUILT

3.71
LOT SIZE

36,810 SqFt
BUILDING SQFT

46075-1-AR6
PARCEL ID

Commercial
ZONING TYPE

Tarrant
COUNTY

400.00 Ft
FRONTAGE

32.725072,-97.463121
COORDINATES

EXECUTIVE SUMMARY

- 80 West Shopping Center is a 36,810 square feet 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.

PROPERTY HIGHLIGHTS

- Located on Camp Bowie West Blvd (30,000 VPD), a major thoroughfare and premier location in the submarket.
- Signage opportunities visible along a high-traffic street.
- Covered Sidewalk Along Entire Store Frontage.
- Population of 169,571 within a 5 Mile radius of 80 West Shopping Center.
- Densely populated residential neighborhood.
- Four Ingress & Egress.
- One of the fastest growing cities in Texas.
- Endcap Available

ACCESSIBILITY

TRANSIT

Las Vegas & Mojave	0.6 mi
Calmont & Las Vegas	0.8 mi
Calmont & Glenrock	0.8 mi

AIRPORTS

Dallas Fort Worth International Airport	27.2 mi
Fort Worth Meacham International Airport	8.9 mi
Alliance Airport Parking	20.1 mi

HIGHWAYS

West Freeway	0.9 mi
I 820	1.0 mi
Jim Wright Freeway	1.4 mi
Southwest Boulevard	2.2 mi

Space Available

#8454

NEGOTIABLE

SF AVAILABLE

6,294 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8454 A

NEGOTIABLE

SF AVAILABLE

1,086 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Pad

\$2.87 SF/Yr

SF AVAILABLE

—

TERM

Negotiable

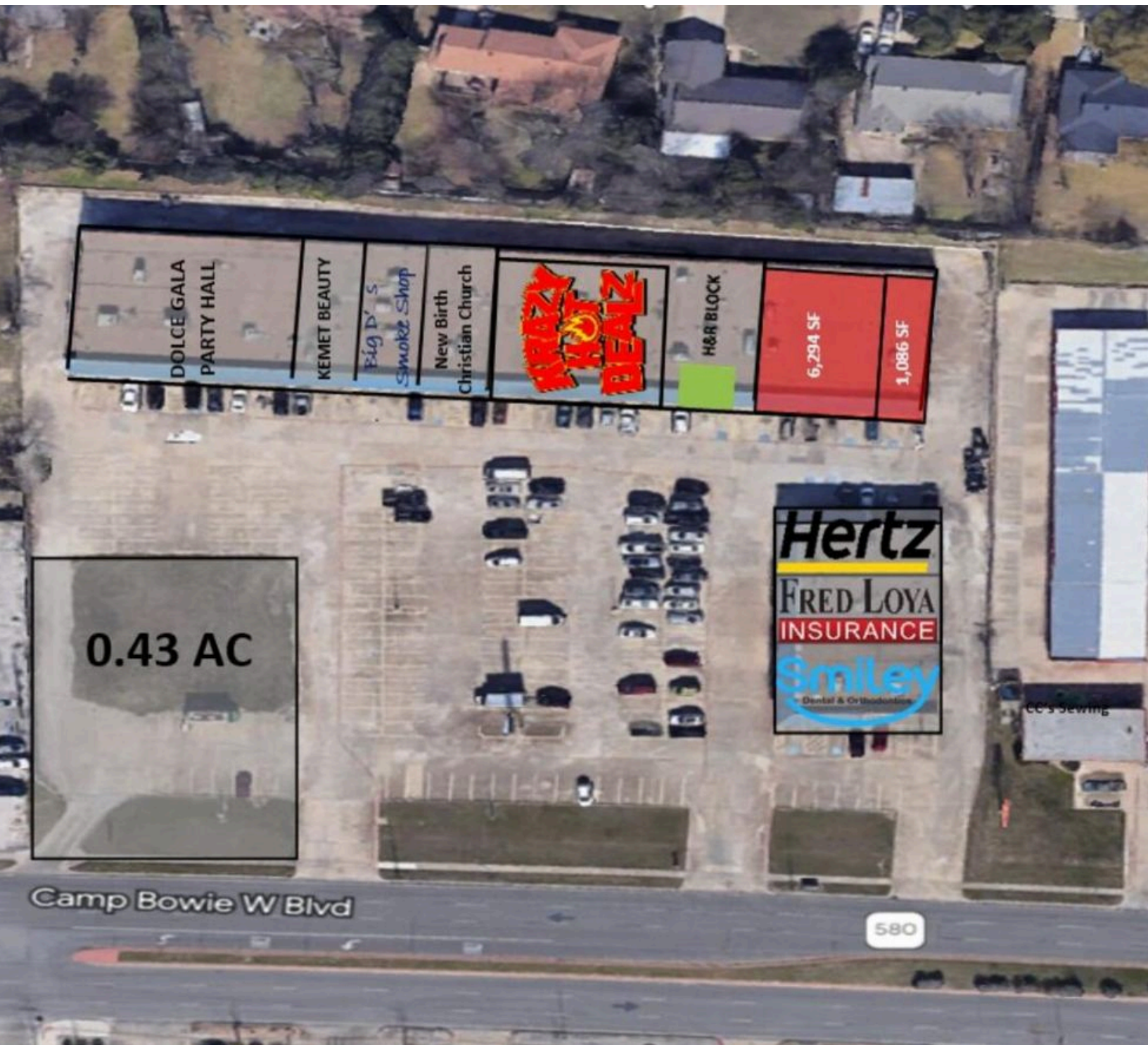
TYPE

NN

USE

Ground

0.43 AC



DOLCE GALA
PARTY HALL

KEMET BEAUTY

Big D's
Smoke Shop

New Birth
Christian Church

Hertz

H&R BLOCK

6,294 SF

1,086 SF

0.43 AC

Hertz
FRED LOYA
INSURANCE
Smiley
Dental & Orthodontics

CC'S Sewing

Camp Bowie W Blvd

580

Photo Gallery



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

12/31/1969

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.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	20,343	Population	81,335	Population	172,540
Median HH Income	\$37,677	Median HH Income	\$64,759	Median HH Income	\$73,357
Households	8,662	Households	33,956	Households	74,552

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,952	61,025	131,050
2010 Population	17,049	69,148	144,072
2025 Population	20,343	81,335	172,540
2030 Population	20,399	83,258	179,022
2025-2030 Growth Rate	0.05 %	0.47 %	0.74 %
2025 Daytime Population	17,945	83,118	189,836

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	8,234	25,668	56,170	less than \$15,000	1,538	3,588	6,303
2010 Total Households	7,191	28,703	61,792	\$15,000-\$24,999	1,191	2,782	4,737
2025 Total Households	8,662	33,956	74,552	\$25,000-\$34,999	1,268	2,865	5,330
2030 Total Households	8,816	35,251	78,316	\$35,000-\$49,999	1,242	3,825	7,962
2025 Avg. Household Size	2.35	2.37	2.26	\$50,000-\$74,999	1,339	6,356	13,692
2025 Owner Occupied Housing	2,123	15,792	36,627	\$75,000-\$99,999	1,025	4,182	9,718
2030 Owner Occupied Housing	2,278	16,907	39,699	\$100,000-\$149,999	546	5,130	12,305
2025 Renter Occupied Housing	6,539	18,164	37,925	\$150,000-\$199,999	301	2,327	5,682
2030 Renter Occupied Housing	6,537	18,345	38,617	\$200,000 or greater	211	2,903	8,823
2025 Vacant Housing	917	2,585	6,248	Median HH Income	\$37,677	\$64,759	\$73,357
2025 Total Housing	9,579	36,541	80,800	Average HH Income	\$56,990	\$93,896	\$108,621



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Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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DISCLAIMER