



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Benbrook Commons
8905-8907 Benbrook Blvd.

Benbrook, Texas



Location:

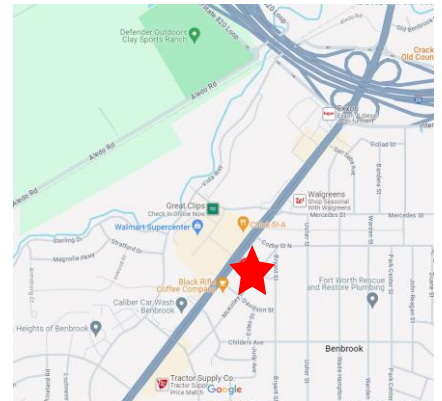
**8905-8907 Benbrook Blvd.
Benbrook, TX, 76126**

Building Area:

16,158 sf

Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	18,900	74,000	198,000
2022 Median HH Income	\$92,900	70,900	66,500



Tenants:

Hey Hottie

Great Clips

**SMOOTHIE
KING**

Mr Jim's Pizza
It's the Crust!

CONTACT

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214-987-9808**

joe@merritt-capital.com



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Benbrook Commons Shopping Center

8905-8907 Benbrook Blvd.
Benbrook, Texas

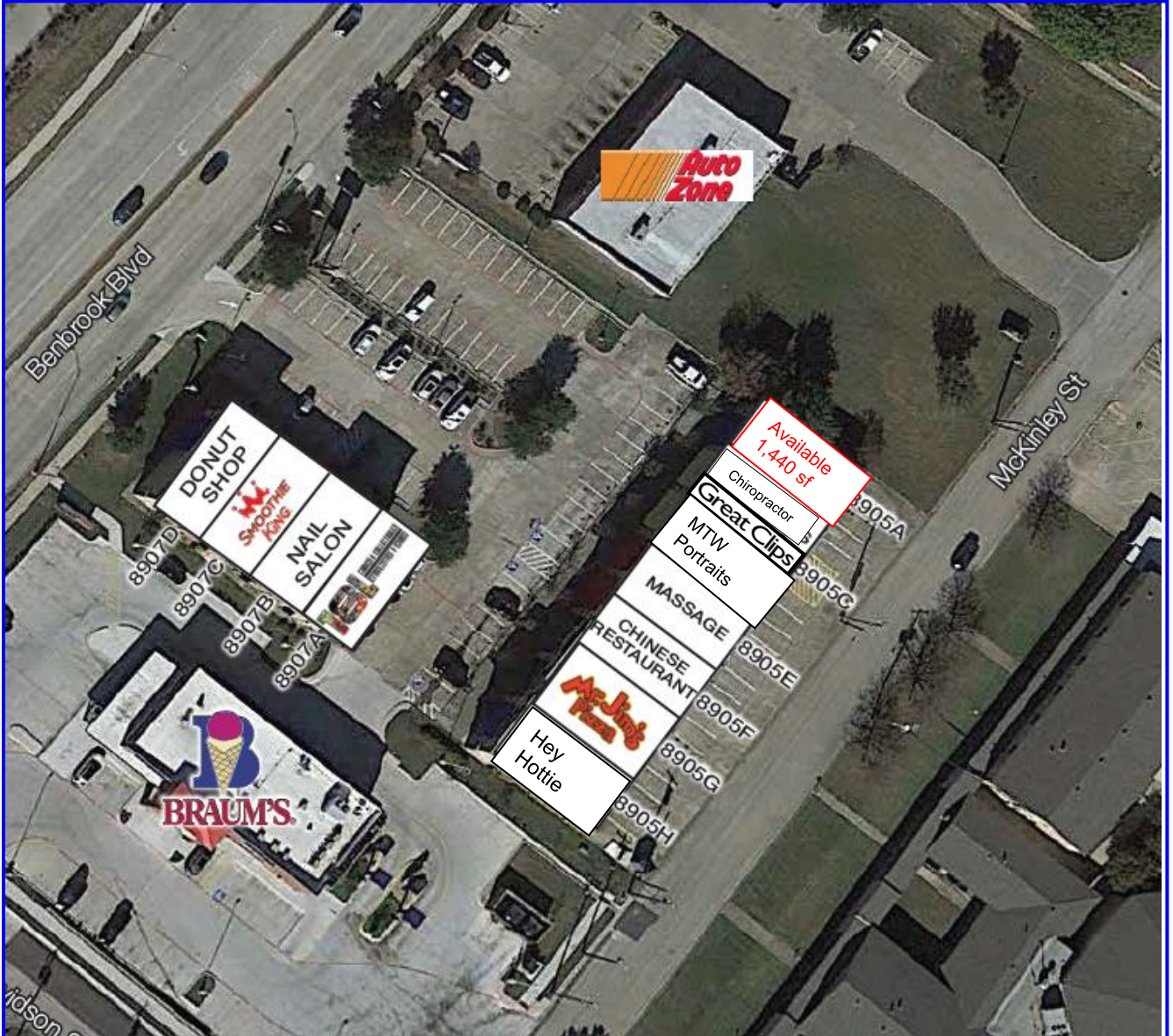




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**Benbrook Commons
Shopping Center
NOW LEASING!**

Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	16,158 sf
<u>RATE:</u>	\$22.00-\$24 per square foot
<u>EXPENSES:</u>	Taxes: \$ 3.99
	Insurance: \$ 0.63
	<u>CAM:</u> \$ 3.98
	Triple Nets: \$ 8.60 per square foot
<u>TENANTS:</u>	89% Leased
	Suite A - 1,450 sf