

FOR LEASE

# FOOD & BEVERAGE

480 Shops Blvd, Suite 100  
Willow Park, TX 76087  
2,482 SF  
\$28/SF + NNN

THE DISTRICT  
AT WILLOW PARK



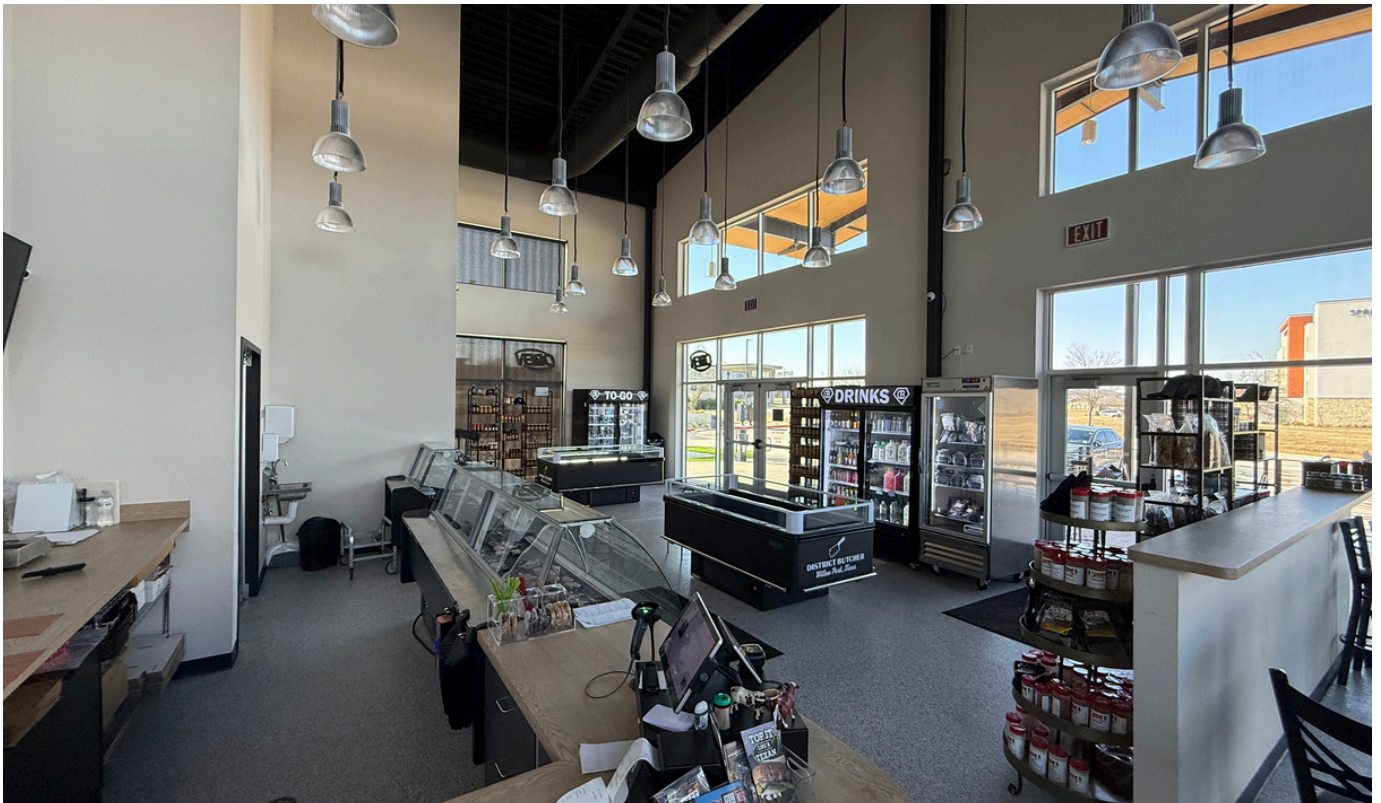
## 2ND GEN RESTAURANT SPACE

### LOCATION + PROPERTY FEATURES

- Light-filled interior with extensive window frontage and a strong indoor/outdoor connection.
- Full kitchen build-out with dedicated grease trap, pass-through service area, and large walk-in cooler.
- Positioned near the community lawn, creating natural foot traffic and strong outdoor dining synergy.
- Highly visible end-cap location within a high-traffic shopping center.
- Ample parking with convenient access for guests and deliveries.
- Located just west of Fort Worth in the rapidly growing Parker County market — 96,000 VPD and over 53,000 visitors to Willow Park North per month.



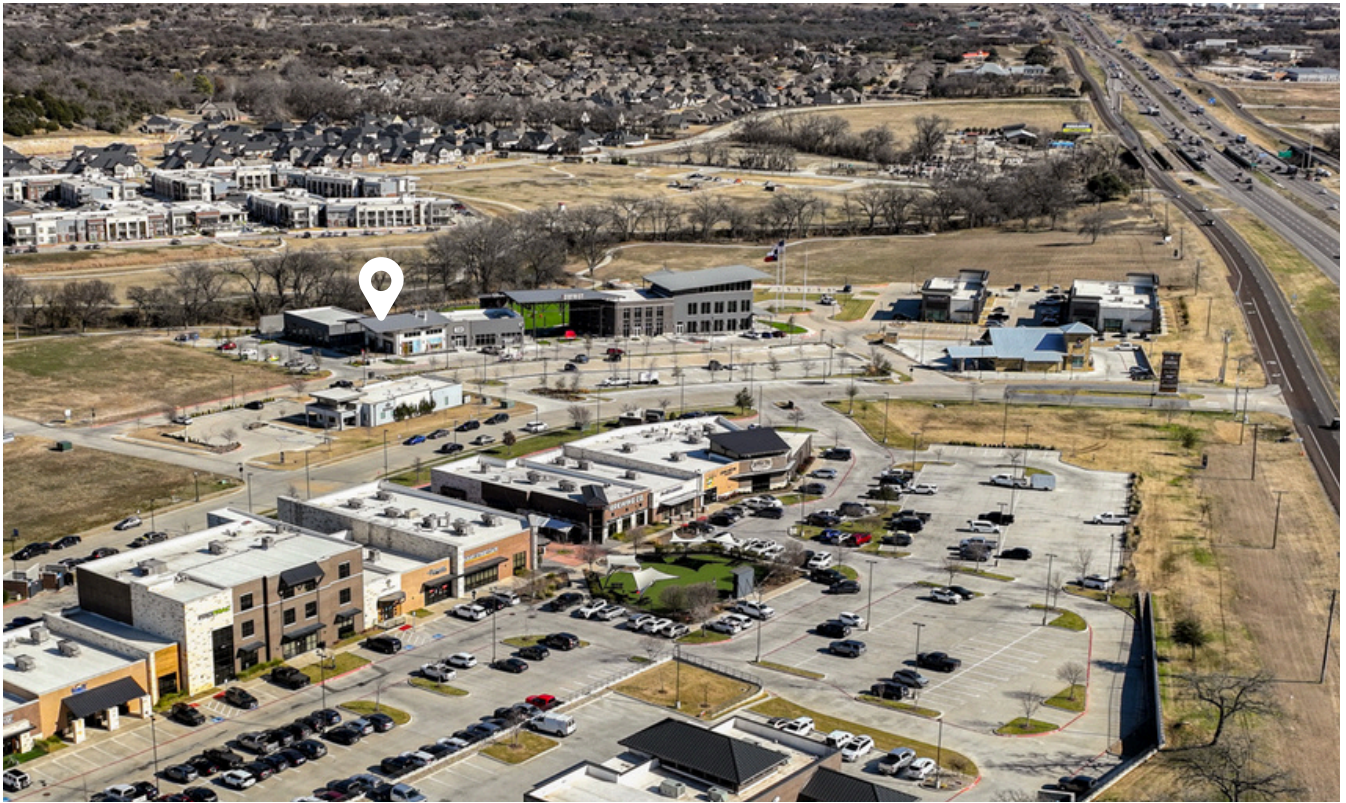
LEASING: Aaron Valencia — 432-349-2884 | aaron@theageagent.com











	1 MI	3 MI	5 MI
2023 Population Estimate	3,122	15,849	36,086
2028 Population Projection	3,484	17,714	40,778
Growth 2023 -2028	11.60%	11.77%	13.00%
Average Household Size	2.80	2.80	2.80
2023 Avg Household Income	\$125,234	\$131,284	\$131,505



WILLOW PARK NORTH