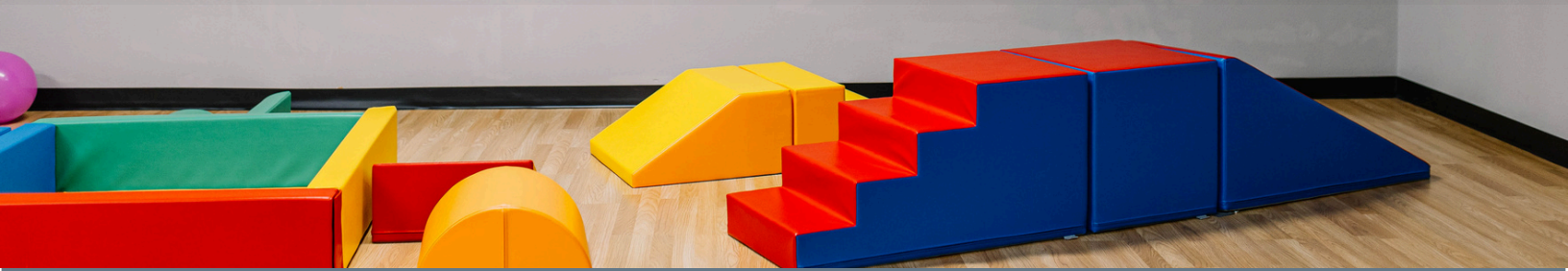


FOR LEASE

RETAIL

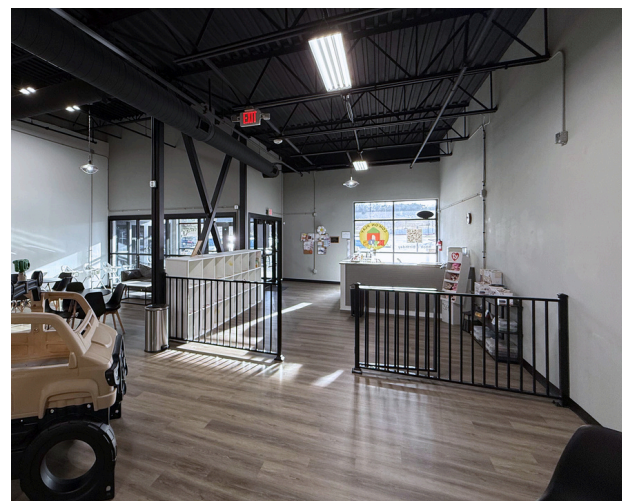
225 Shops Blvd, Suite 107
Willow Park, TX 76087
3,146 SF
\$28/SF + NNN

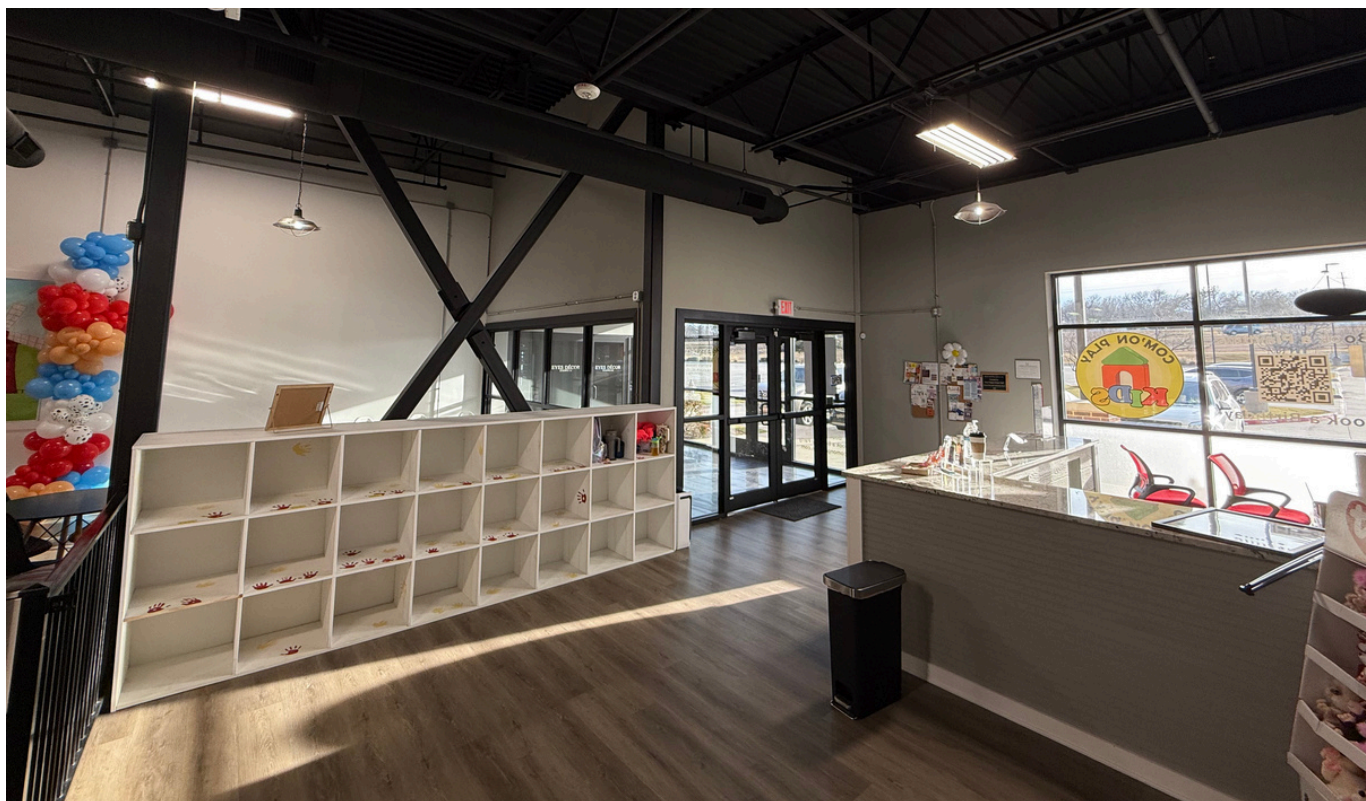


2ND GENERATION RETAIL SPACE

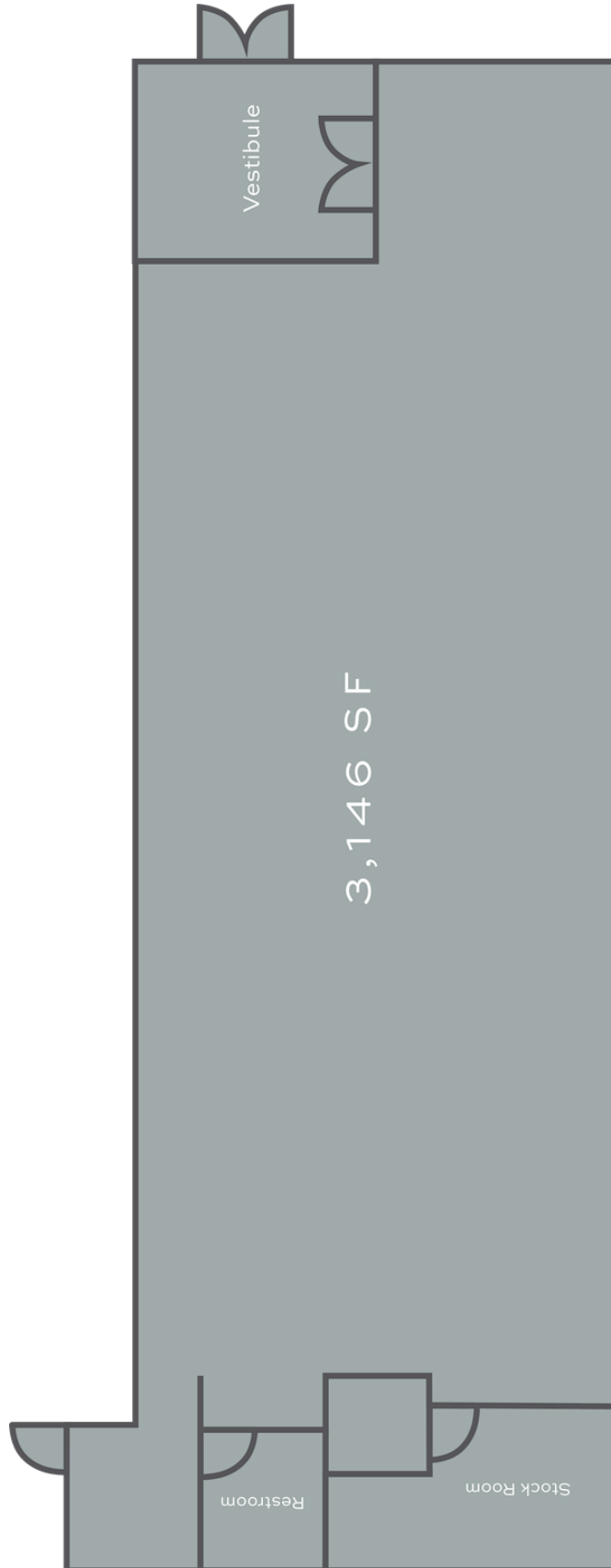
LOCATION + PROPERTY FEATURES

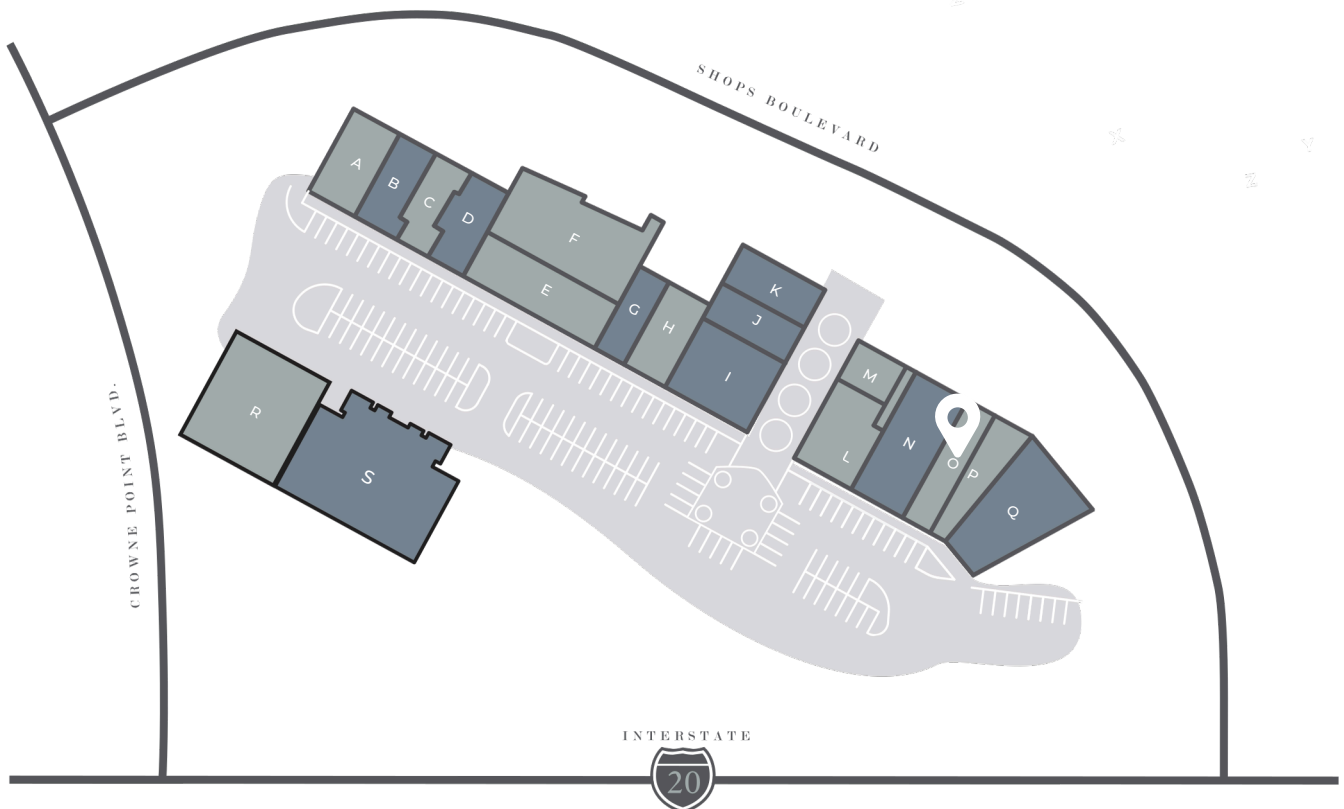
- Open, flexible floor plan suitable for a variety of retail, service, or experiential concepts.
- Modern finish-out featuring high ceilings, hardwood floors, and a clean, polished aesthetic.
- Restrooms located within the rear service area.
- Excellent visibility within a well-established open-air shopping center.
- Rear entry access for employees or deliveries
- Open-air shopping center with high-end tenant mix including Lucchese, F45, Sunny Street Cafe, Drakes Yoke, Plains Capital Bank, and Mathnasium
- Located just west of Fort Worth in the booming Parker County market — 96,600 VPD and approximately 33,000 visitors/month to Willow Park North











	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

