

**FOR
LEASE**

1,943 SF

NWC
S. HULEN ST
&
OAK PARK LN.

PLYON
SIGNAGE
AVAILABLE

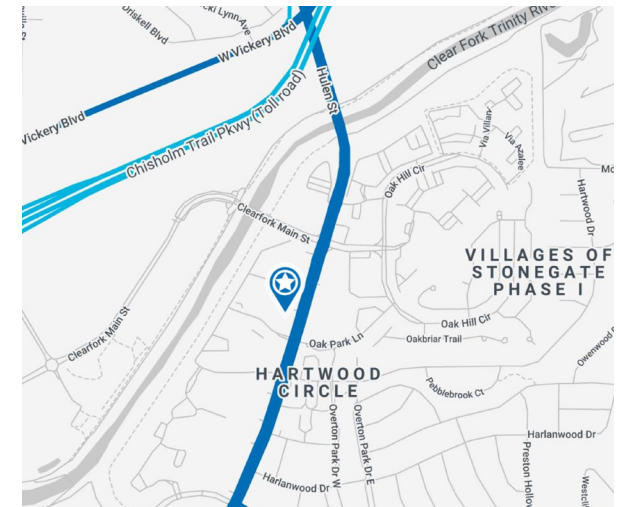


TRANSWESTERN

REAL ESTATE
SERVICES

2828 S. HULEN STREET

FORT WORTH, TEXAS 76109



PROPERTY INFORMATION:

- 1,943 SF Available
- Former Subway
- Located along S. Hulen St. in the heart of the Stonegate development
- Pylon signage available
- \$33.00 PSF + NNN
- Signalized Intersection (S. Hulen & Oak Park Ln.)
- Total NNN Expenses: \$10.89 PSF
- Taxes: \$5.28 PSF
- Insurance: \$1.18 PSF
- Common Area Maintenance: \$4.43 PSF

For more information:

FREMONT BAKER

817.259.3535

Fremont.Baker@Transwestern.com

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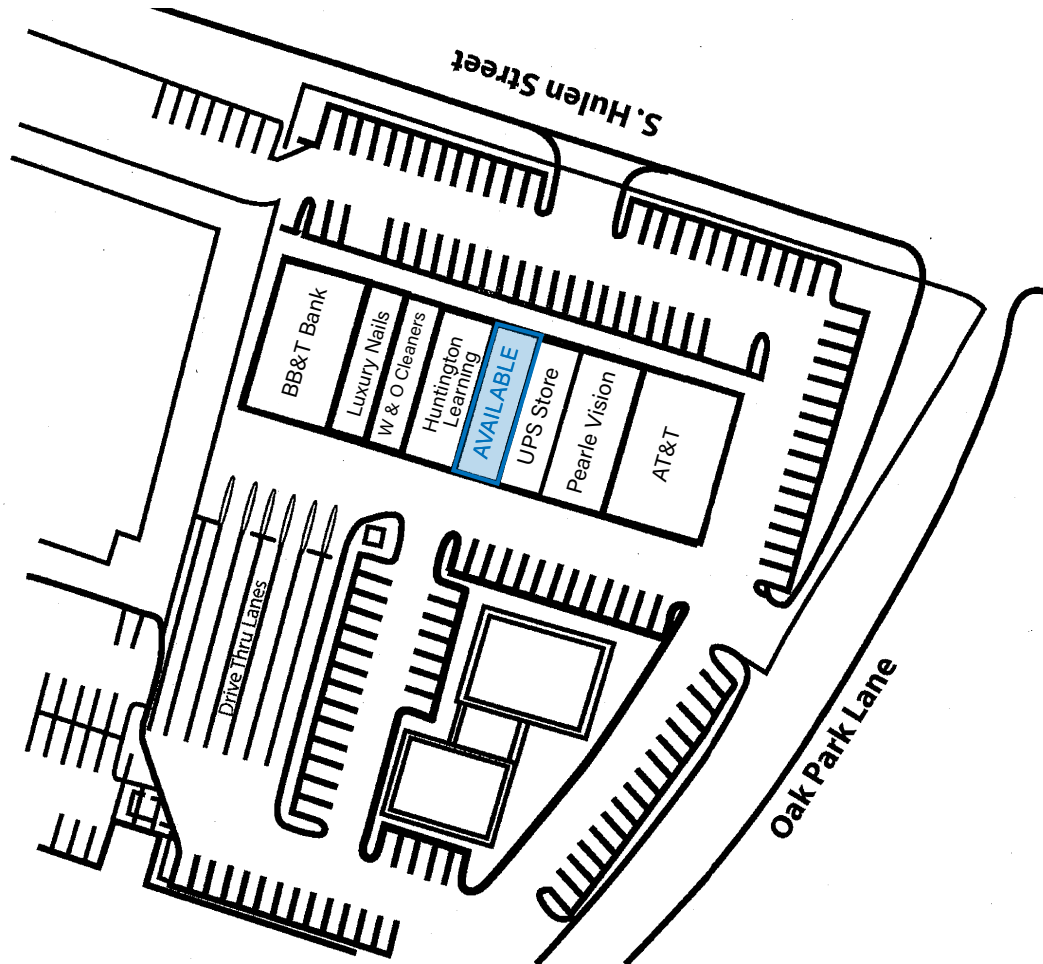
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SITE PLAN



PYLON SIGNAGE



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CLOSE AERIAL



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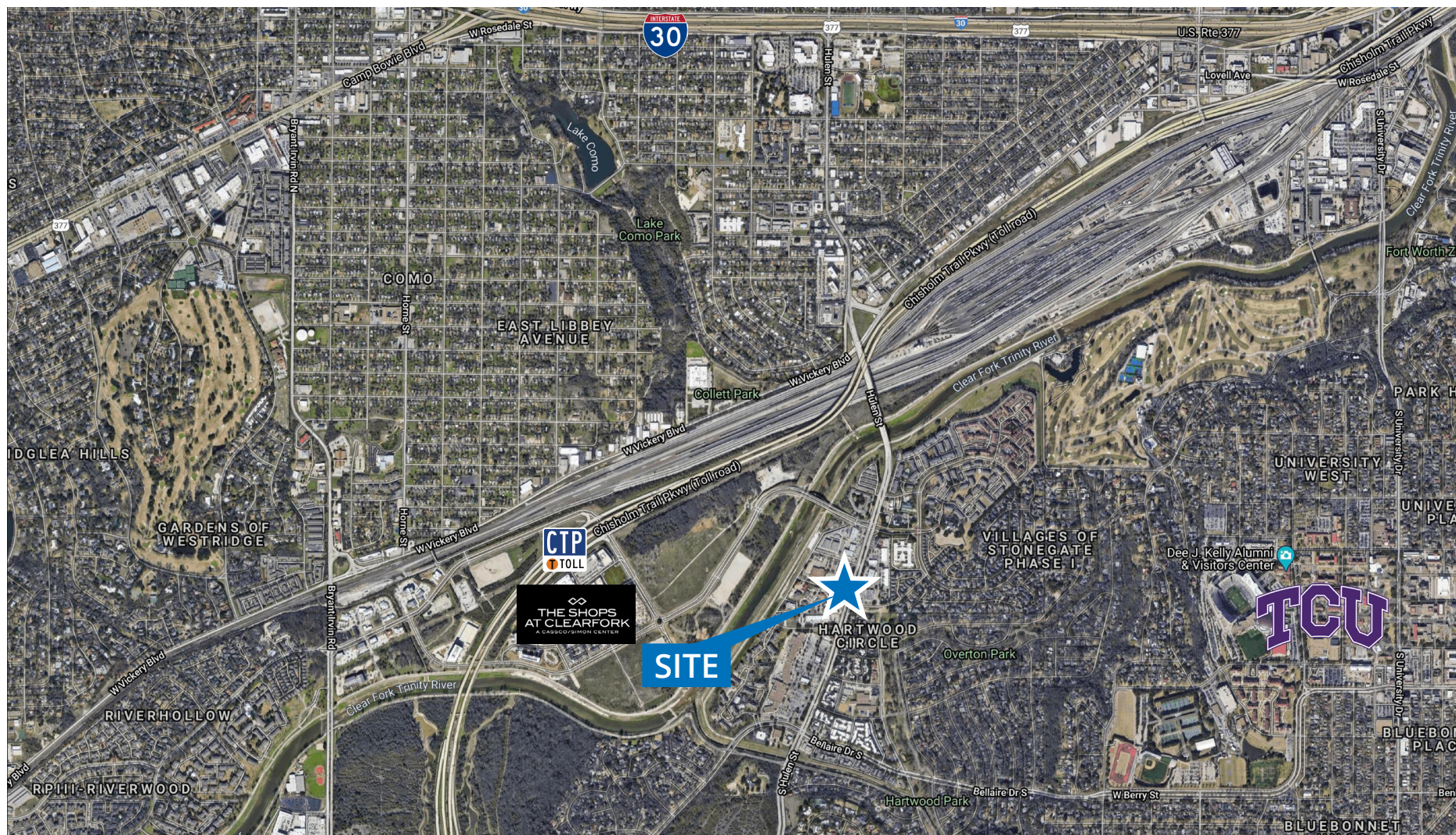
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FAR AERIAL



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POPULATION			
	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION	9,368	107,874	296,044
2025 TOTAL POPULATION	9,901	107,874	296,044
2020 - 2025 ANNUAL RATE	1.11%	0.69%	1.16%

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2020 HOUSEHOLDS	4,400	45,436	116,919
2025 HOUSEHOLDS	4,650	46,953	124,127
2020 - 2025 ANNUAL RATE	1.07%	0.66%	1.20%

INCOME			
	1 MILE	3 MILE	5 MILE
2020 AVERAGE HOUSEHOLD INCOME	\$121,668	\$98,945	\$83,761
2025 AVERAGE HOUSEHOLD INCOME	\$128,860	\$104,963	\$89,141

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