

FOR LEASE: 2,850 SF End Cap, Fully Equipped Restaurant with Drive Through NWQ I-35 & Heritage Trace Blvd, N Fort Worth / Alliance Market Area

HIGHLIGHTS

- 2,850 SF End Cap Spaces Available in Building 4
- Located at the northwest quadrant of I-35W and Heritage Trace Pkwy in the booming Alliance Trade Area
- Join Parry's Pizzeria & Bar, Outback Steakhouse, Bojangles, Salata, Gong cha, Fast Furious Japanese Grill, Jamba Juice, Buffalo Wild Wings GO, Native Coffee+Kitchen, Marble Slab Creamery, CityVet, Cool Heads, HotWorx, and Embassy Suites & Choice Hotels coming soon
- Located just south of Alliance Texas with over 350 Corporations, and more than 32,000 Employees
- Call for Info & Price

TRAFFIC COUNTS

Interstate 35W: 125,787 VPD (TXDOT 2023)
 Heritage Trace Parkway: 30,711 (TXDOT 2022)

DEMOGRAPHICS

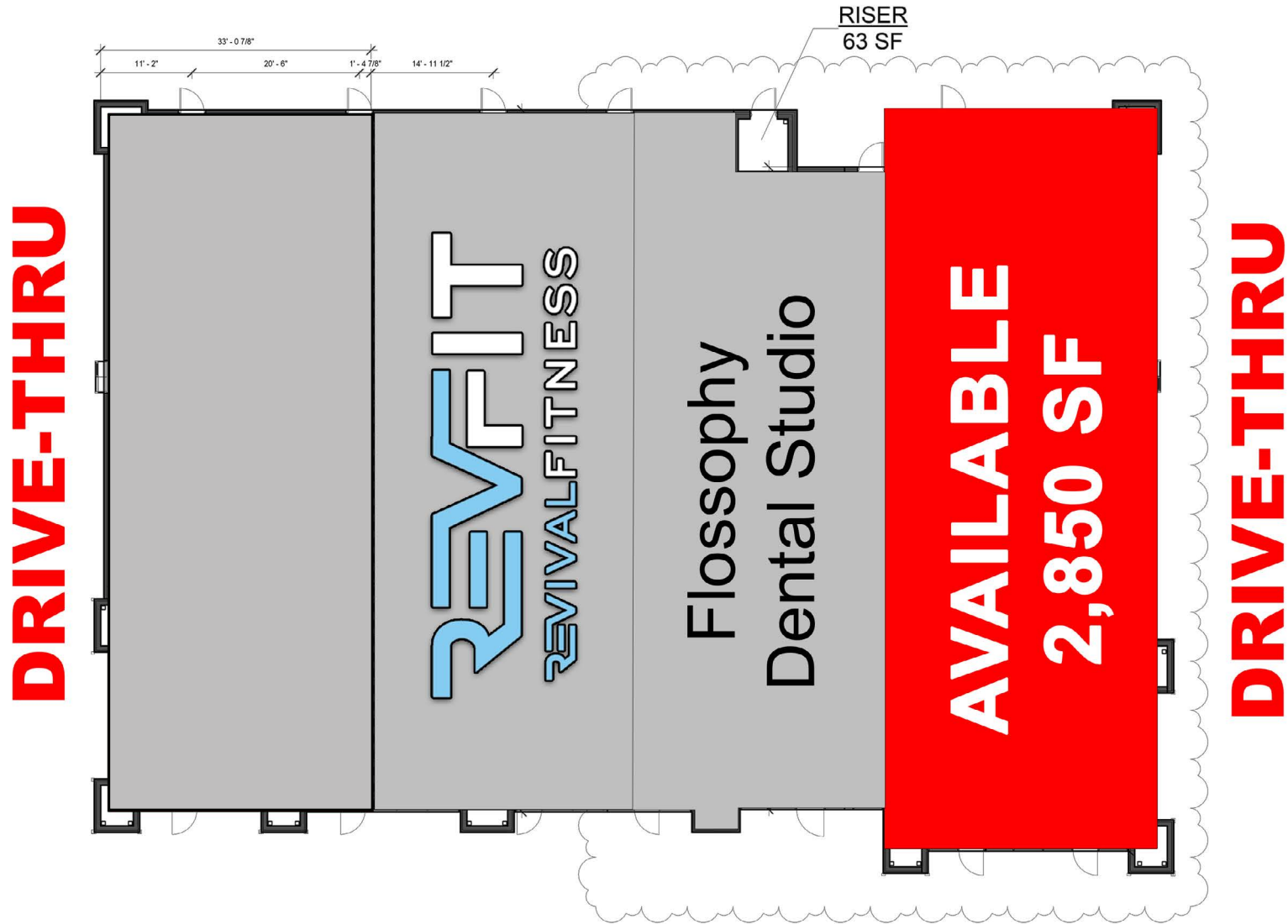
	1-mile	3-mile	5-mile
2024 Population	13,832	112,449	266,102
2029 Projected Pop.	14,707	118,739	278,773
Daytime Pop.	14,903	83,678	216,545
Avg HH Income	\$128,794	\$141,198	\$132,041



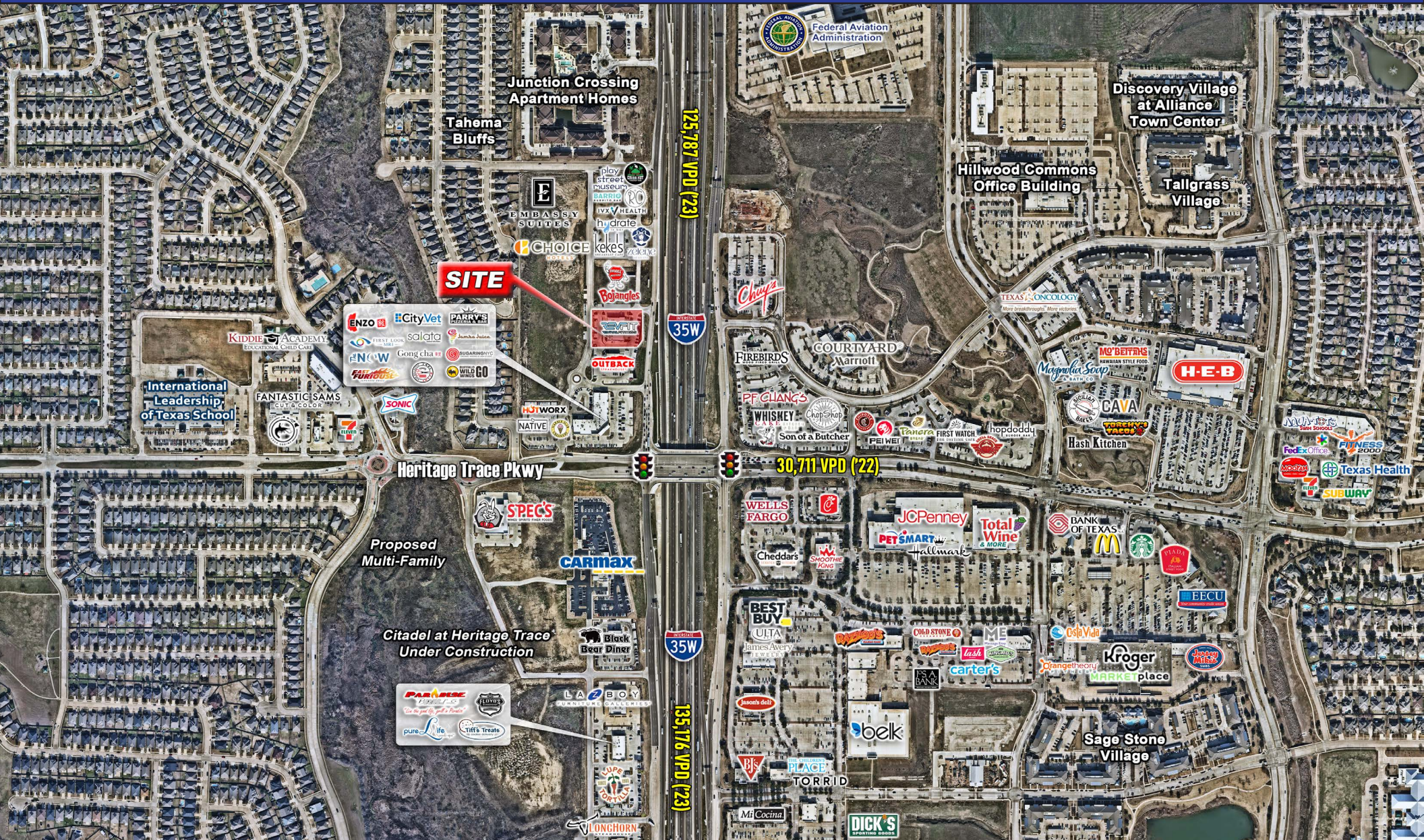
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SPACE FOR LEASE: NWQ of I-135W & Heritage Trace Pkwy, Fort Worth, Texas



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