MERRITT CAPITAL PARTNERS

FOR LEASE Benbrook Commons 8905-8907 Benbrook Blvd.

Benbrook, Texas



| Location: | 8905-8907 Benbrook Blvd. Benbrook, TX, 76126 | | | Charles Contractor of |
|--|---|------------------|-------------------|--|
| Building Area: | | | 16,158 sf | |
| Demographics: | 1 Mile | 3 Miles | 5 Miles | Antiques and a second s |
| 2022 Population 2022 Median HH Income | 18,900 \$92,900 | 74,000 70,900 | 198,000 66,500 | Height of Berbrook |
| Tenants: | | OOTHIE | - MrSi | Joe Merritt 214-987-9808 |
| Edward Jones | ° SM | King. | It's th | be Crust! joe@merritt-capital.com |

The Information contained herein was obtained from sources deemed reliable; however, Merritt Capital Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



FOR LEASE

Benbrook Commons Shopping Center

Benbrook, Texas



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Benbrook Commons Shopping Center

NOW LEASING!

Web Address: merritt-capital.com

BUILDING SIZE:

16,158 sf

RATE:

\$16-20.00 per square foot

EXPENSES:

| Triple Nets: | \$ 7.33 per square foot |
|--------------|-------------------------|
| CAM: | \$ 2.56 |
| Insurance: | \$ 1.15 |
| Taxes: | \$ 3.62 |

TENANTS:

91% Leased

Suite H - 1,485 sf (VACANT 2-1-25)