



MERRITT  
CAPITAL  
PARTNERS

# FOR LEASE

**Benbrook Commons**  
**8905-8907 Benbrook Blvd.**

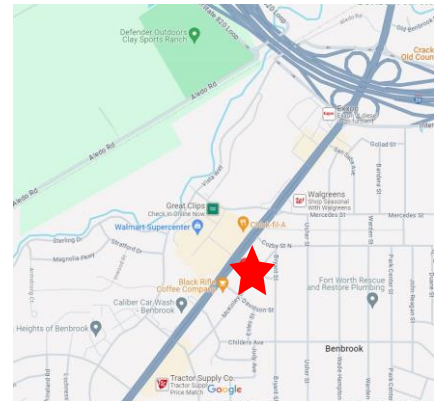
**Benbrook, Texas**



**Location:** 8905-8907 Benbrook Blvd.  
Benbrook, TX, 76126

**Building Area:** 16,158 sf

Demographics:	1 Mile	3 Miles	5 Miles
2022 Population	18,900	74,000	198,000
2022 Median HH Income	\$92,900	70,900	66,500



**Tenants:**

OMNI POOLS AND PATIOS



**CONTACT**

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## Benbrook Commons Shopping Center

Benbrook, Texas



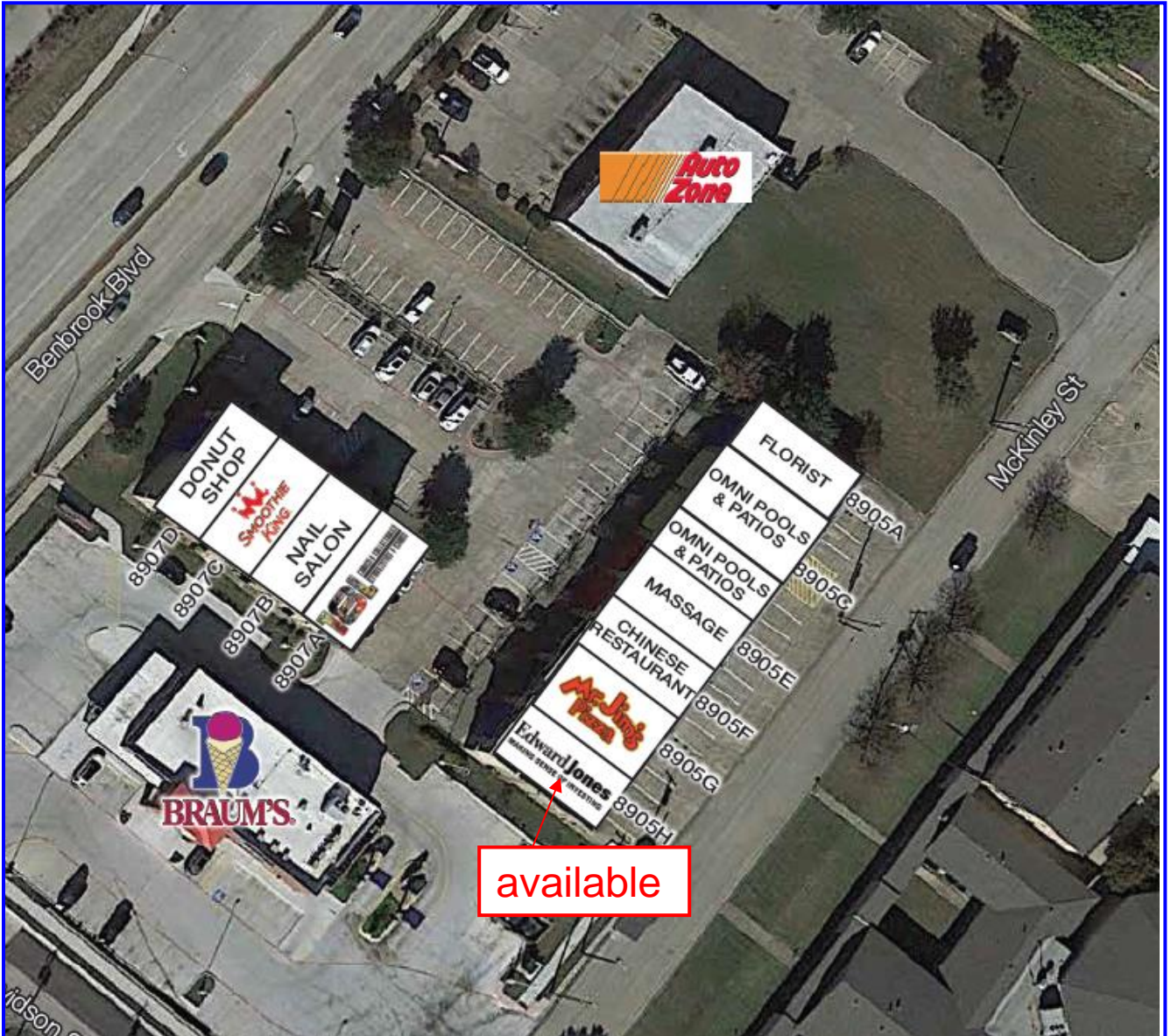




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Shopping Center  
NOW LEASING!**

Web Address: [merritt-capital.com](http://merritt-capital.com)

<b><u>BUILDING SIZE:</u></b>	16,158 sf
<b><u>RATE:</u></b>	\$16-20.00 per square foot
<b><u>EXPENSES:</u></b>	Taxes: \$ 3.62
	Insurance: \$ 1.15
	<u>CAM:</u> \$ 2.56
	Triple Nets: \$ 7.33 per square foot
<b><u>TENANTS:</u></b>	<b>91% Leased</b>
	Suite H - 1,485 sf (VACANT 2-1-25)