



**WOODCREST**  
CAPITAL, LLC

# Main Street Plaza

1302 & 1314 South Main Street | Weatherford TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**9,071 SF**



- 54,249 SF Center
- Parker County, Texas
- Recently Redeveloped
- ½ mile from Weatherford College

Type	PSF
NNN's	\$ 6.55
Lease Rates	Call for Rates

Traffic Counts	
S Main St	29,025 VPD
I-20	82,923 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	9,317	27,110	30,493	1,277,109
Households	4,124	10,582	11,866	472,639
Average HH Income	\$78,335	\$84,266	\$87,811	\$96,249

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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