



NORTH BEACH PLAZA – FOR LEASE

7630 N Beach St, Fort Worth, TX 76137

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9330 Lyndon B Johnson Fwy #1080, Dallas, TX 75243 | 214.696.6677 | crestcommercial.com

North Beach Plaza

For Lease

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PROPERTY DESCRIPTION

- Located at Intersection of N. Beach St. & Prewett Rd. - 29,322 vpd
- Terrific Tenant Mix including Domino's, Texas Health, SporTherapy & MetroPCS
- Close Proximity to Alliance Town Center & Presidio Junction

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,307 - 2,509 SF
Lot Size:	246,625 SF
Building Size:	30,404 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,273	49,504	105,658
Total Population	21,462	143,696	302,494
Average HH Income	\$111,285	\$115,909	\$118,907

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,307 - 2,509 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
106	Available	2,509 SF	NNN	\$24.00 SF/yr	-
130	Available	1,307 SF	NNN	\$24.00 SF/yr	-
134	Available	2,140 SF	NNN	\$24.00 SF/yr	-

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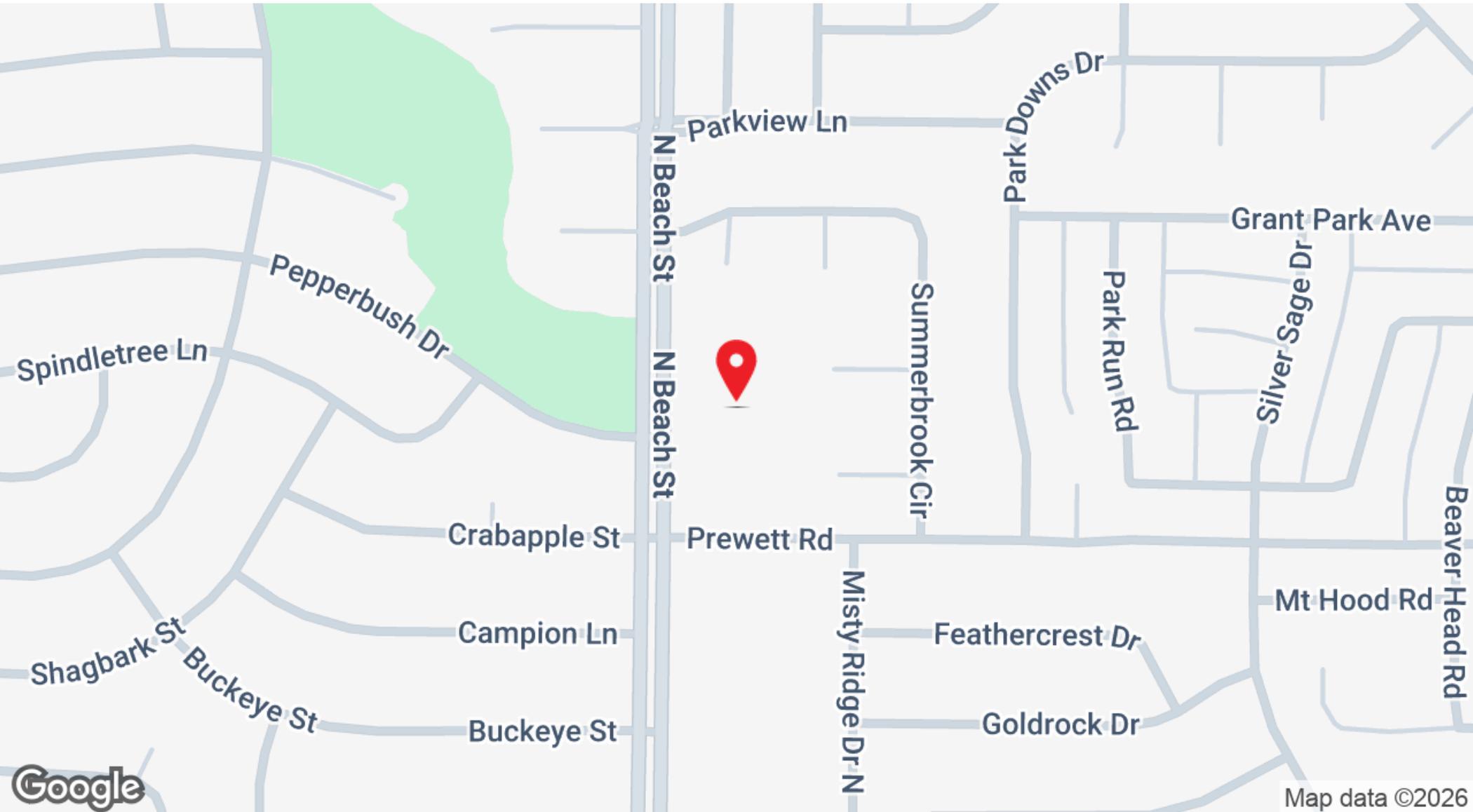
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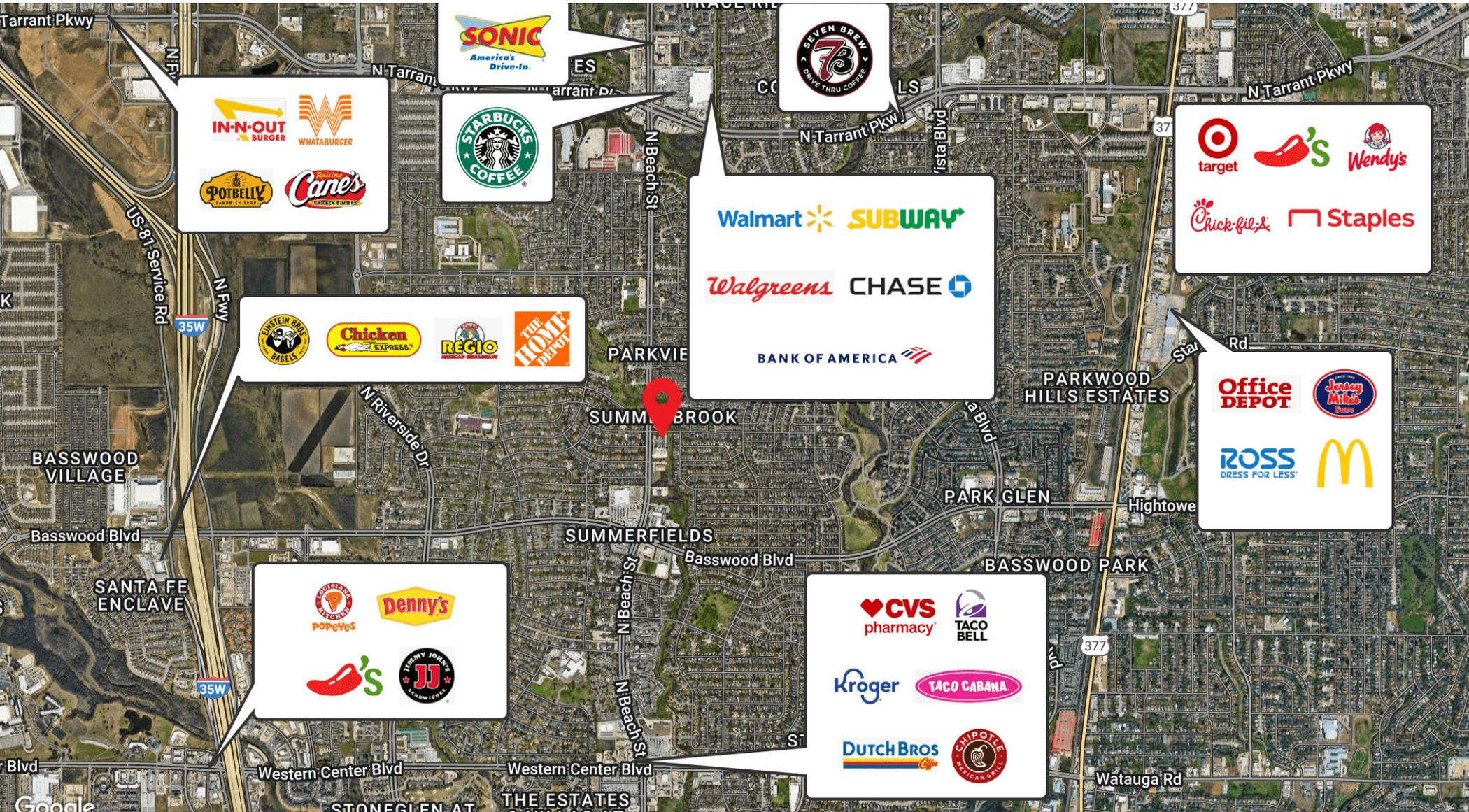
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Map data ©2026

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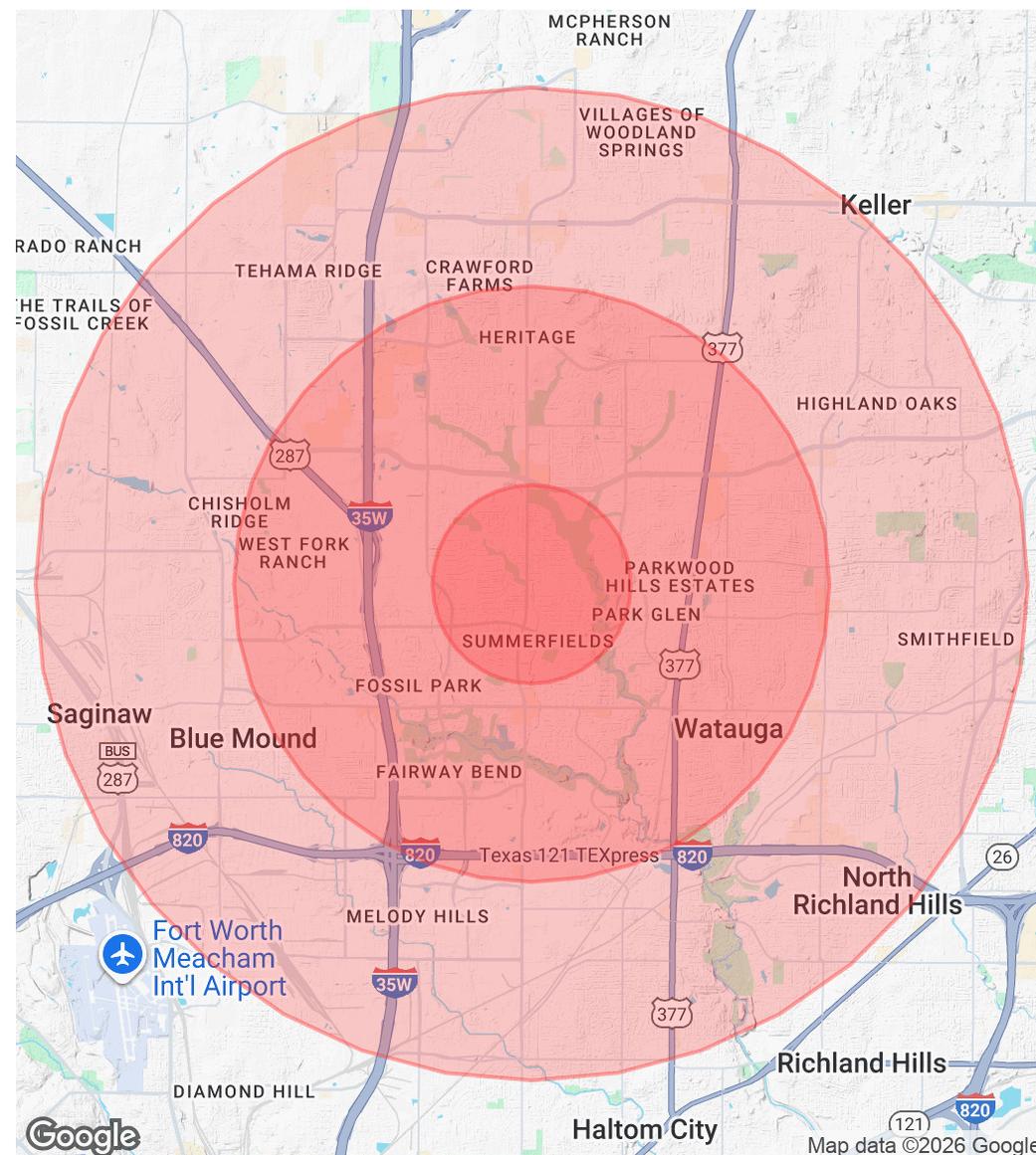
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,462	143,696	302,494
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,273	49,504	105,658
# of Persons per HH	3	2.9	2.9
Average HH Income	\$111,285	\$115,909	\$118,907
Average House Value	\$283,871	\$326,437	\$346,283

Demographics data derived from AlphaMap



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