



WOODCREST
CAPITAL, LLC

Park Glen Summit

5601 Basswood Blvd | Fort Worth TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,825 SF



- 36,035 SF Center
- Tarrant County, Texas
- LED Parking Lot Lights
- Great Visibility & Access
- Beautiful Façade

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

Traffic Counts	
Denton Hwy/US-377	33,308 VPD
N Tarrant Pkwy	37,776 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	18,986	144,263	313,450	784,485
Households	6,119	51,271	111,774	280,748
Average HH Income	\$103,512	\$100,481	\$107,724	\$93,501

* 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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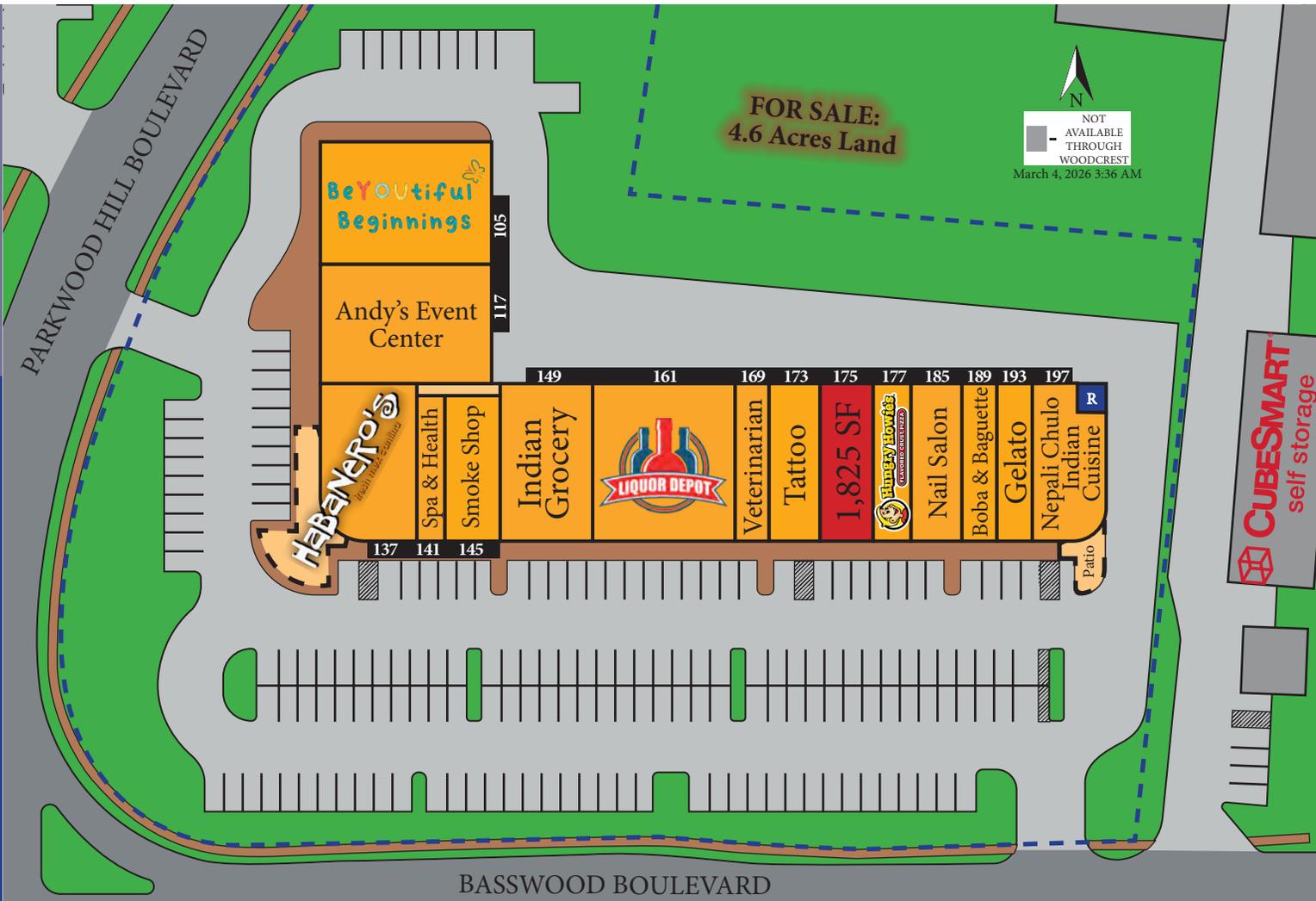
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