

**RETAIL FOR LEASE**

# STONEGATE I & II

2813 S Hulen Street | Fort Worth, Texas 76109



SPACE AVAILABLE  
**12,147 SF (DIVISIBLE)**



PRICING  
**CONTACT BROKER**

## CONTACT

Tracy Gray | 817.629.0176 | tgray@holtlunsford.com  
Reilly Clark | 817.896.3430 | rclark@holtlunsford.com

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### PROPERTY HIGHLIGHTS

- Professional Office Building Right on Hulen with Covered Parking Available
- 2nd Floor Suites Accessible by Elevator
- Close to Restaurants, Shopping, Hulen Mall, Trader Joe's and Central Market
- Close Proximity to TCU with 10,000+ Enrollment & Amon G. Carter Stadium which Draws 45,000+ Fans per Game
- Located Near Very Affluent Neighborhoods with Median Home Value of \$482,000 & Average HH Income of \$128,400 within One Mile Radius

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,020	110,179	286,530
Employees	4,591	58,711	201,948
Average Household Income	\$128,394.00	\$87,797.00	\$77,542.00
Traffic Count	49,209 VPD @ S Hulen Street 39,400 VPD @ S Hulen Street & Bellaire Drive		

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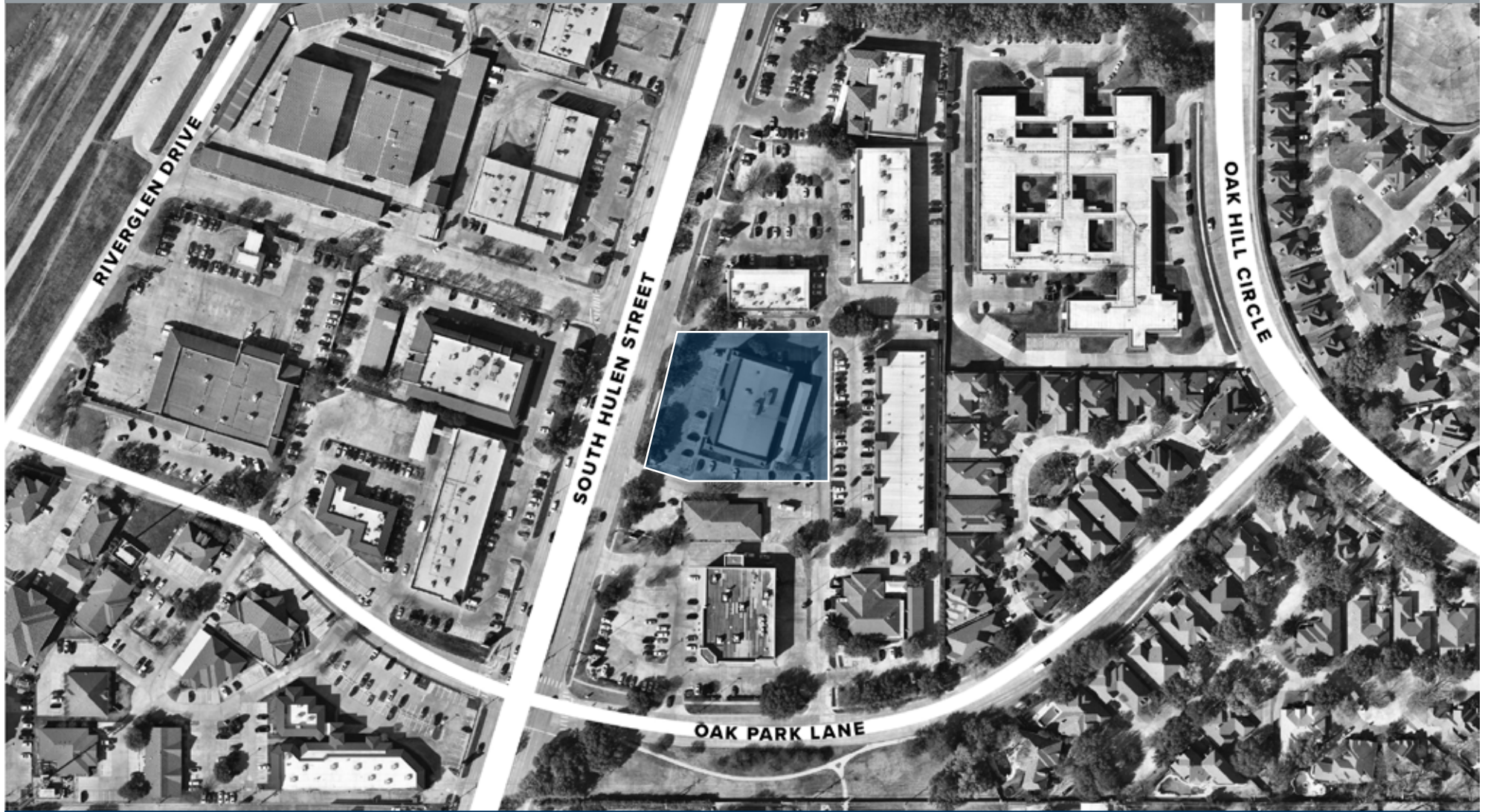
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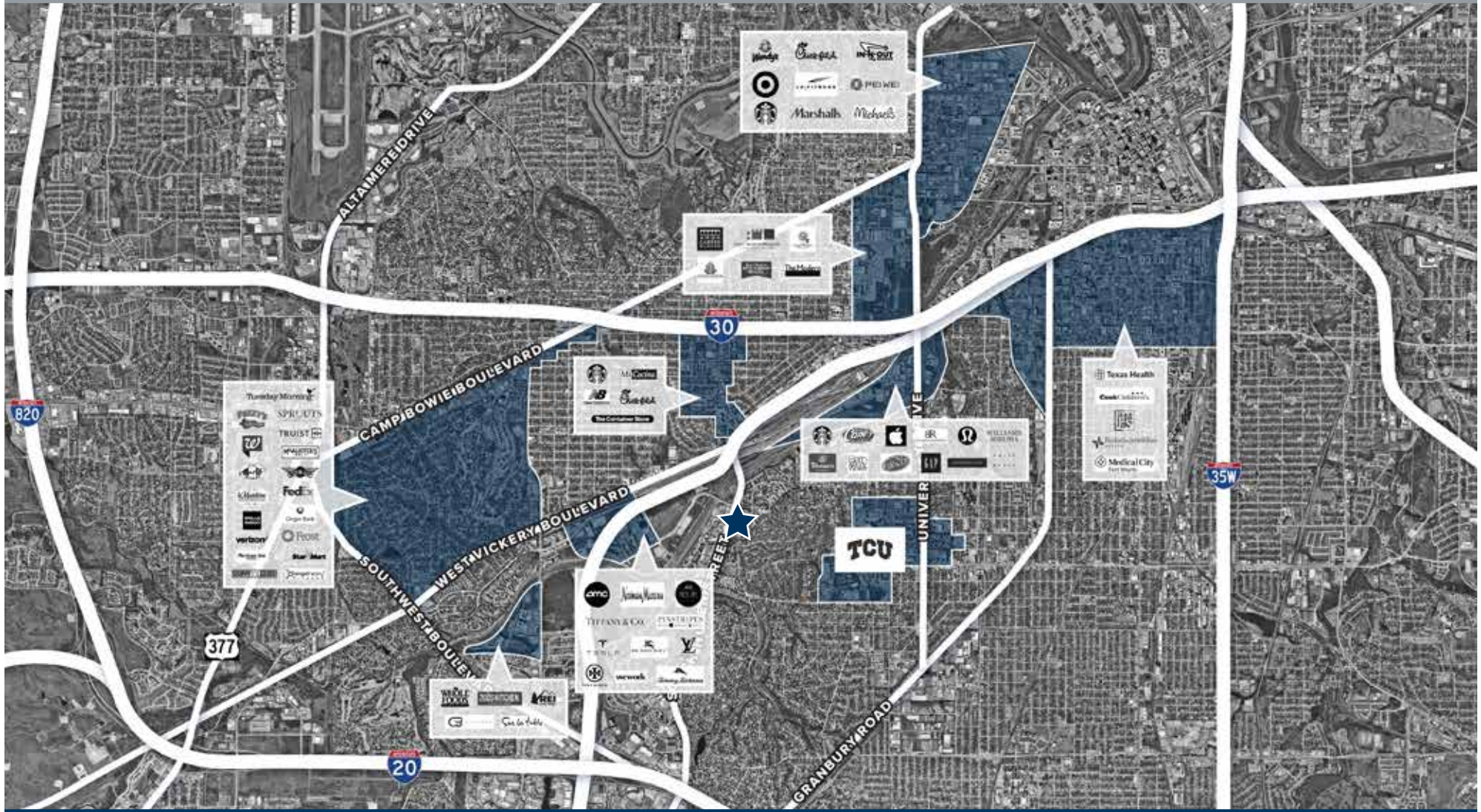
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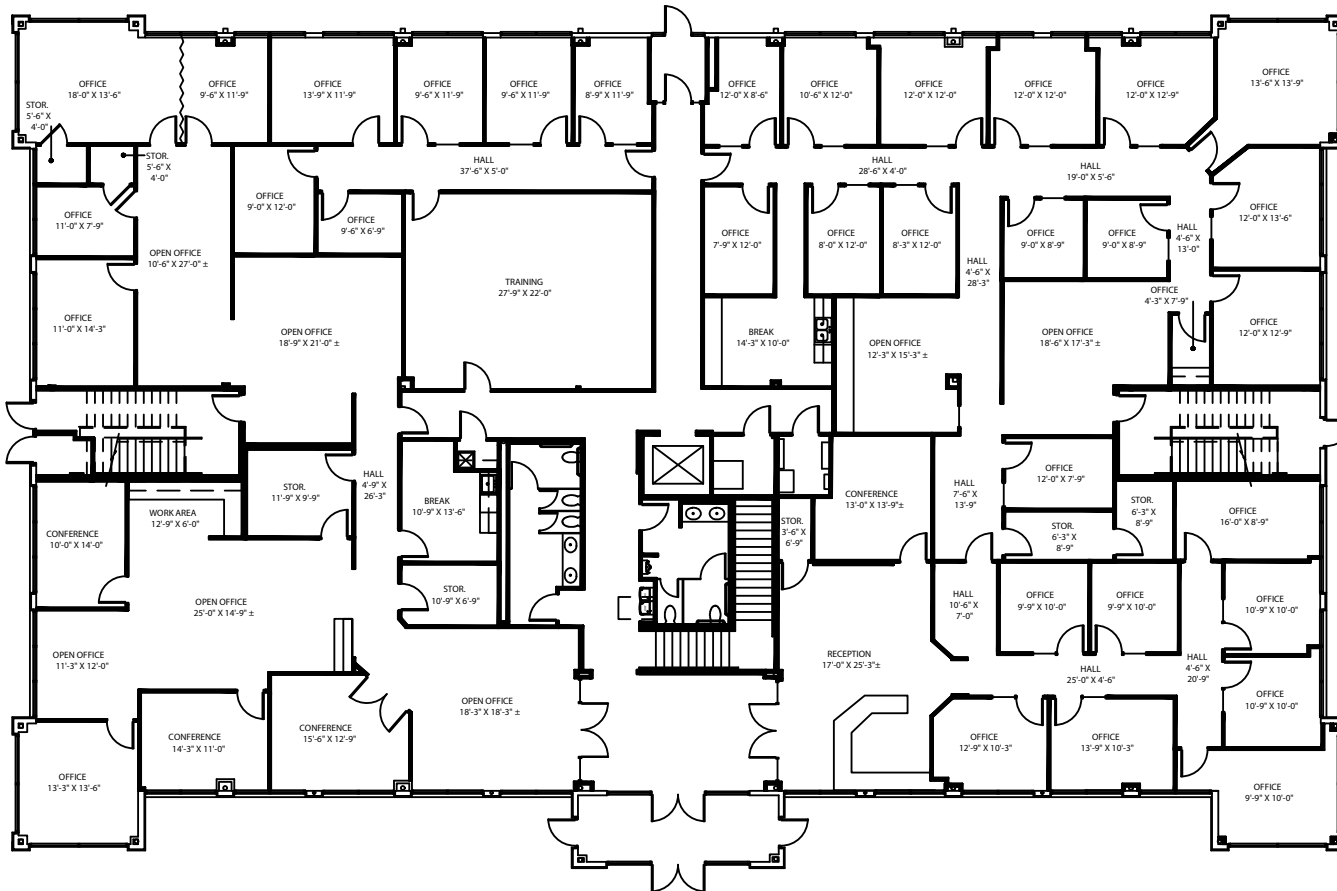
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