

FOR LEASE

Benbrook Shopping Center

8101 CAMP BOWIE WEST BLVD
Fort Worth, TX 76116

1,100 - 10,470 SF
AVAILABLE

8
SPACES

Tori Mathews
Director of Asset Management
210-801-8514 (Direct)
tori@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

1,100 - 10,470 SF AVAILABLE SF	Negotiable ASKING RATE	8 SPACES AVAILABLE	1969 YEAR BUILT	9.81 LOT SIZE
113,835 SqFt BUILDING SQFT	31202-1-1 PARCEL ID	Commercial ZONING TYPE	Tarrant COUNTY	876.00 Ft FRONTAGE
32.722735, -97.456398 COORDINATES				

EXECUTIVE SUMMARY

- Benbrook Shopping Center, a 113,835 square foot retail center located in the affluent and rapidly growing community of Fort Worth, TX is composed of a mix of national and regional tenants.
- Benbrook Shopping Center has great exposure on Fort Worth's Retail Corridor attracting 24,000 cars per day and provides easy access to parking and stores with four ingress & egress points within the property. Fort Worth is one of the fastest growing cities in the US making this a very desirable location to invest in.

PROPERTY HIGHLIGHTS

- Excellent Visibility from Camp Bowie West Blvd (24,000 UPD) and Surrounding Businesses.
- Population of 182,460 within a 5 Mile radius of Benbrook Shopping Center.
- Surrounded by residential neighborhoods.
- Covered Sidewalk Along Entire Store Frontage.
- Lighted Parking Lot with Ample Parking.
- Endcap available.

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Camp Bowie West & Bonnie	Dallas Fort Worth International Airport	West Freeway
Calmont & Broadmoor	Fort Worth Meacham International Airport	I 820
Alta Mere & Elizabeth	Alliance Airport Parking	Southwest Boulevard
		Jim Wright Freeway

Space Available

#8105

NEGOTIABLE

SF AVAILABLE

10,470 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8121

NEGOTIABLE

SF AVAILABLE

1,100 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8125

NEGOTIABLE

SF AVAILABLE

1,100 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8129-B

NEGOTIABLE

SF AVAILABLE

7,920 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8139

NEGOTIABLE

SF AVAILABLE

4,800 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8141

NEGOTIABLE

SF AVAILABLE

4,600 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8155-B

NEGOTIABLE

SF AVAILABLE

7,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#8155-C

NEGOTIABLE

SF AVAILABLE

3,600 SF

TERM

Negotiable

TYPE

NNN

USE

Retail



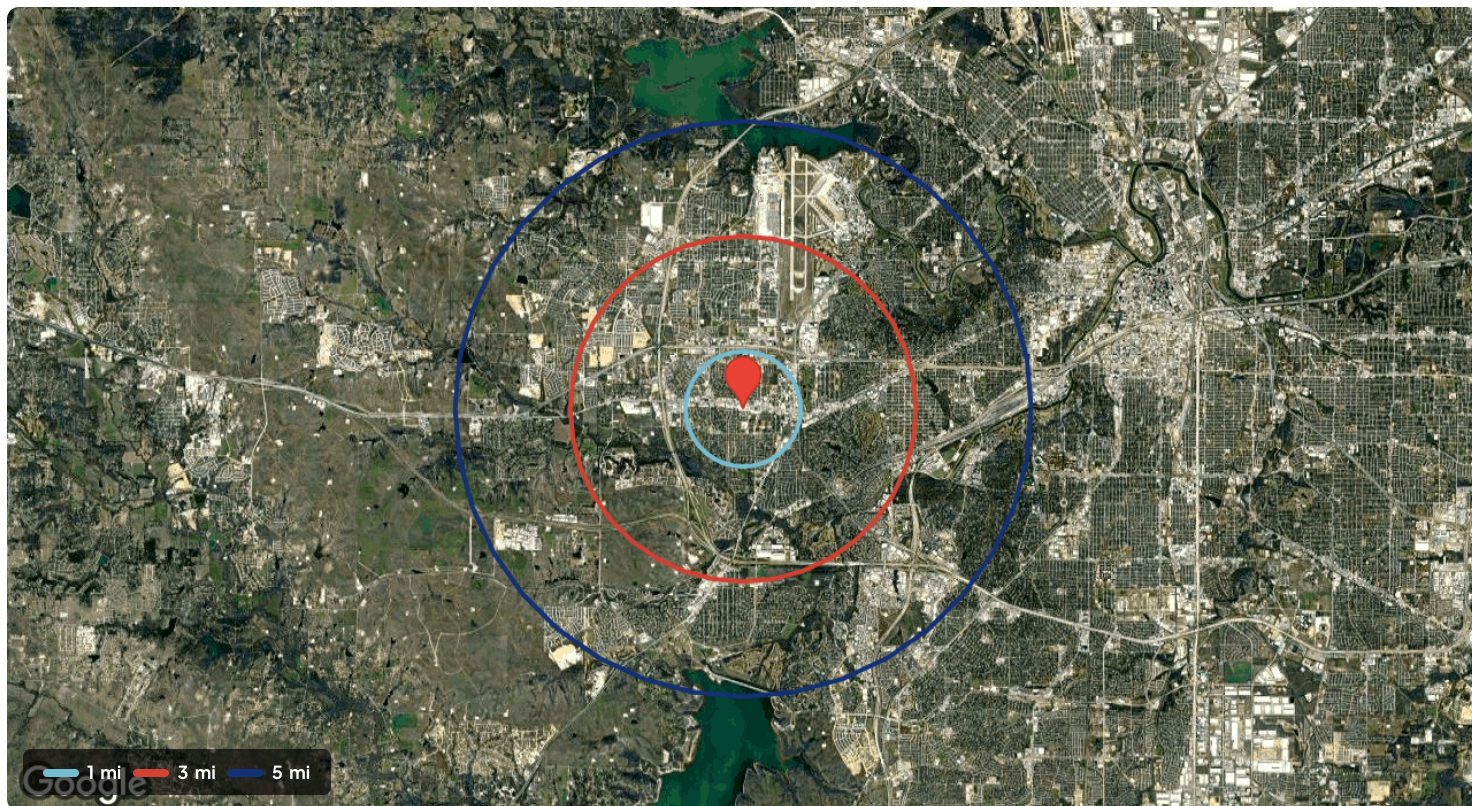
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,902	66,358	140,408
2010 Population	13,347	72,897	153,957
2025 Population	16,069	85,985	182,846
2030 Population	16,242	87,838	189,603
2025–2030 Growth Rate	0.21 %	0.43 %	0.73 %
2025 Daytime Population	16,035	87,241	202,994

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,800	28,845	60,188	less than \$15,000	1,007	4,004	6,539
2010 Total Households	5,381	31,470	66,036	\$15,000–\$24,999	882	3,135	4,885
2025 Total Households	6,437	37,590	78,836	\$25,000–\$34,999	835	3,239	5,526
2030 Total Households	6,602	38,942	82,730	\$35,000–\$49,999	818	4,495	8,325
2025 Avg. Household Size	2.49	2.26	2.27	\$50,000–\$74,999	1,085	7,096	14,347
2025 Owner Occupied Housing	2,221	15,334	39,237	\$75,000–\$99,999	820	4,755	10,226
2030 Owner Occupied Housing	2,378	16,476	42,375	\$100,000–\$149,999	508	5,350	13,009
2025 Renter Occupied Housing	4,216	22,256	39,599	\$150,000–\$199,999	250	2,335	6,123
2030 Renter Occupied Housing	4,224	22,466	40,355	\$200,000 or greater	231	3,181	9,857
2025 Vacant Housing	545	3,117	6,594	Median HH Income	\$41,434	\$63,280	\$74,572
2025 Total Housing	6,982	40,707	85,430	Average HH Income	\$64,752	\$92,166	\$111,303



Source: ESRI / ArcGIS Business Analyst

Market Overview



POPULATION 812,238	AREA 347.9 sq mi
ELEVATION 709 ft	TIME ZONE Central Time Zone
COUNTY Tarrant County	INCORPORATED 1849
STATE Texas	

Market Overview: Fort Worth, TX

Fort Worth is a city in the U.S. state of Texas. It is the county seat of Tarrant County, covering nearly 350 square miles (910 km2) and extending into Denton, Johnson, Parker, and Wise counties. Fort Worth's population was estimated to be 1,008,156 in 2024, making it the 11th-most populous city in the United States. Fort Worth is the second-largest city in the Dallas–Fort Worth metroplex (after Dallas) and the fourth-most populous in Texas. The Dallas–Fort Worth metroplex is the fourth-most populous metropolitan area in the U.S., with 8.5 million residents. The city of Fort Worth was established in 1849 as an army outpost on a bluff overlooking the Trinity River. Fort Worth has historically been a center of the Texas Longhorn cattle trade. It still embraces its Western heritage and traditional architecture and design. At its inception, Fort Worth relied on cattle drives that traveled the Chisholm Trail. Millions of cattle were driven north to market along this trail, and Fort Worth became the center of cattle drives, and later, ranching until the American Civil War. During the American Civil War, Fort Worth suffered shortages causing its population to decline. It recovered during the Reconstruction with general stores, banks, and "Hell's Half-Acre", a large collection of saloons and dance halls which increased business and criminal activity in the city. By the early 20th century the military used martial law to regulate Hell's Half-Acre's bartenders and prostitutes...

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population 16,069	Population 85,985	Population 182,846
Median HH Income \$41,434	Median HH Income \$63,280	Median HH Income \$74,572
Households 6,437	Households 37,590	Households 78,836

Source: ESRI / ArcGIS Business Analyst

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Worth, TX, 76116



PRESENTED BY



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DISCLAIMER