

FOR LEASE

NEW E BERRY RETAIL CENTER

1101 E Berry St | Fort Worth, TX 76110



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PRICE | **\$18.00 PSF + \$8.00 NNN**

PROPERTY AREA | **4,739 SF**

PROPERTY HIGHLIGHTS

- 👁️ Open concept, 2nd gen retail space in a newer retail center
- 👁️ Co-tenants include national retailers Cricket Wireless and Papa John's
- 👁️ Space available is a 4,739 SF end-cap, former national paint store

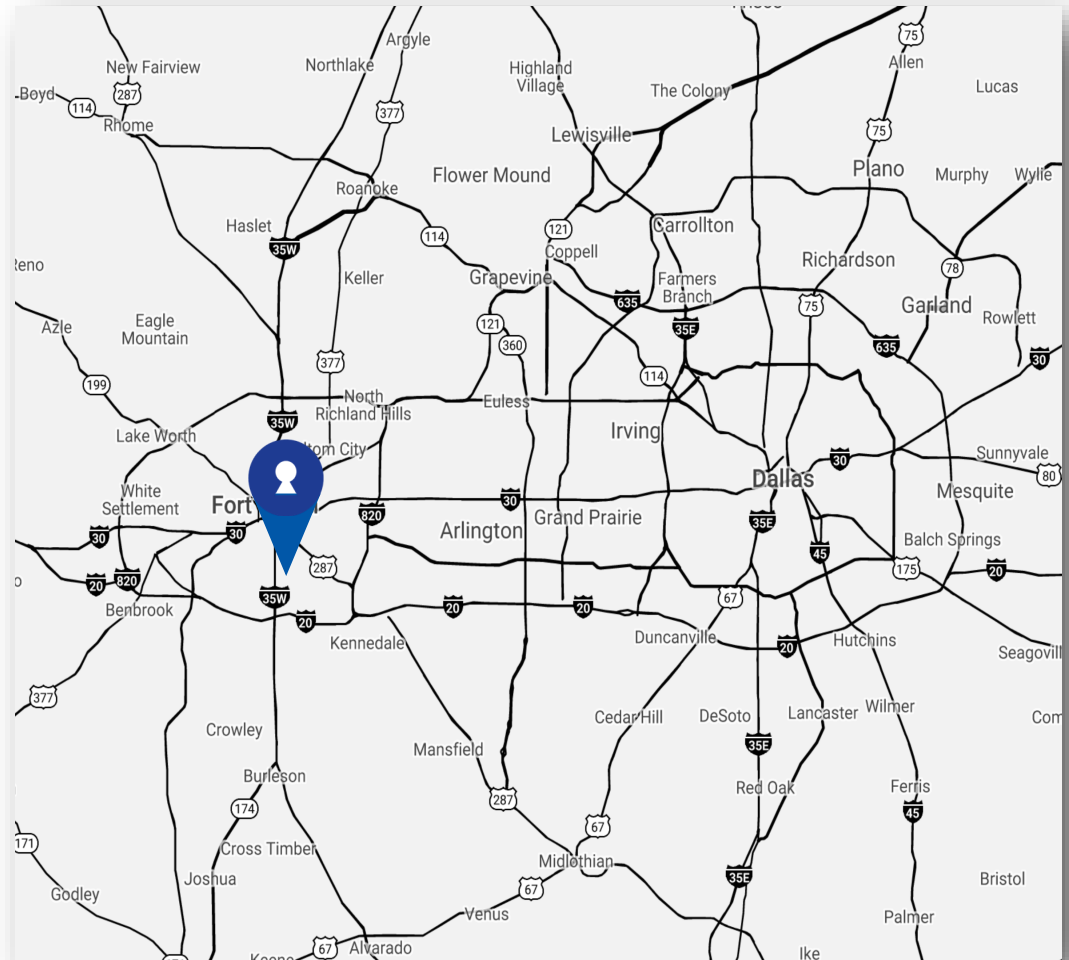
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	11,893	55,739	120,775	283,760
DAYTIME POPULATION	12,084	62,855	156,645	379,423
AVG HH INCOME	\$54,847	\$64,532	\$70,121	\$84,769
POPULATION GROWTH 2023-2028	0.47%	0.66%	0.52%	0.49%

*STDB.com 2024

TRAFFIC COUNT

27,687 VPD at E Berry St & Evans Ave





Cricket Wireless

Papa John's

AVAILABLE
4,739 SF

E Berry St



COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)
BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022

DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS