

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**

TCN
WORLDWIDE
REAL ESTATE SERVICES

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

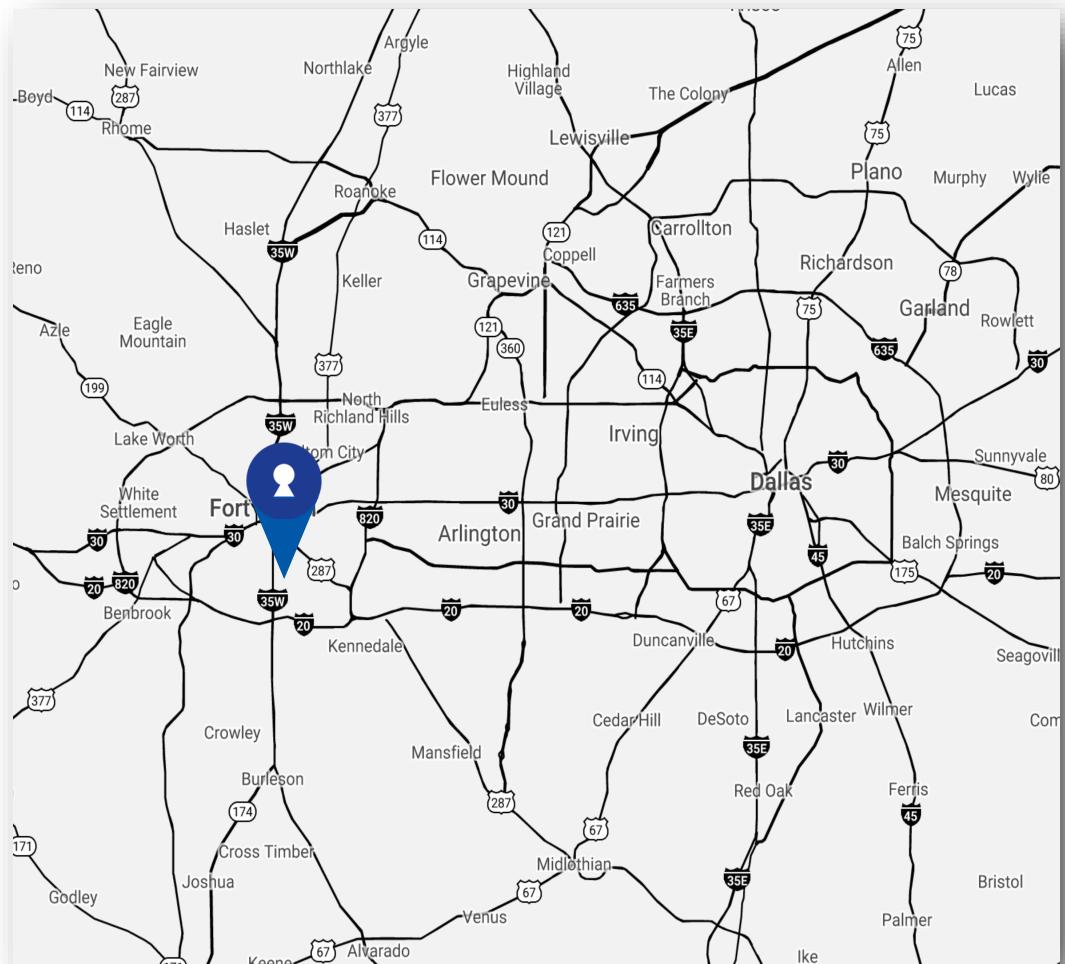
DEMOGRAPHICS

| | 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

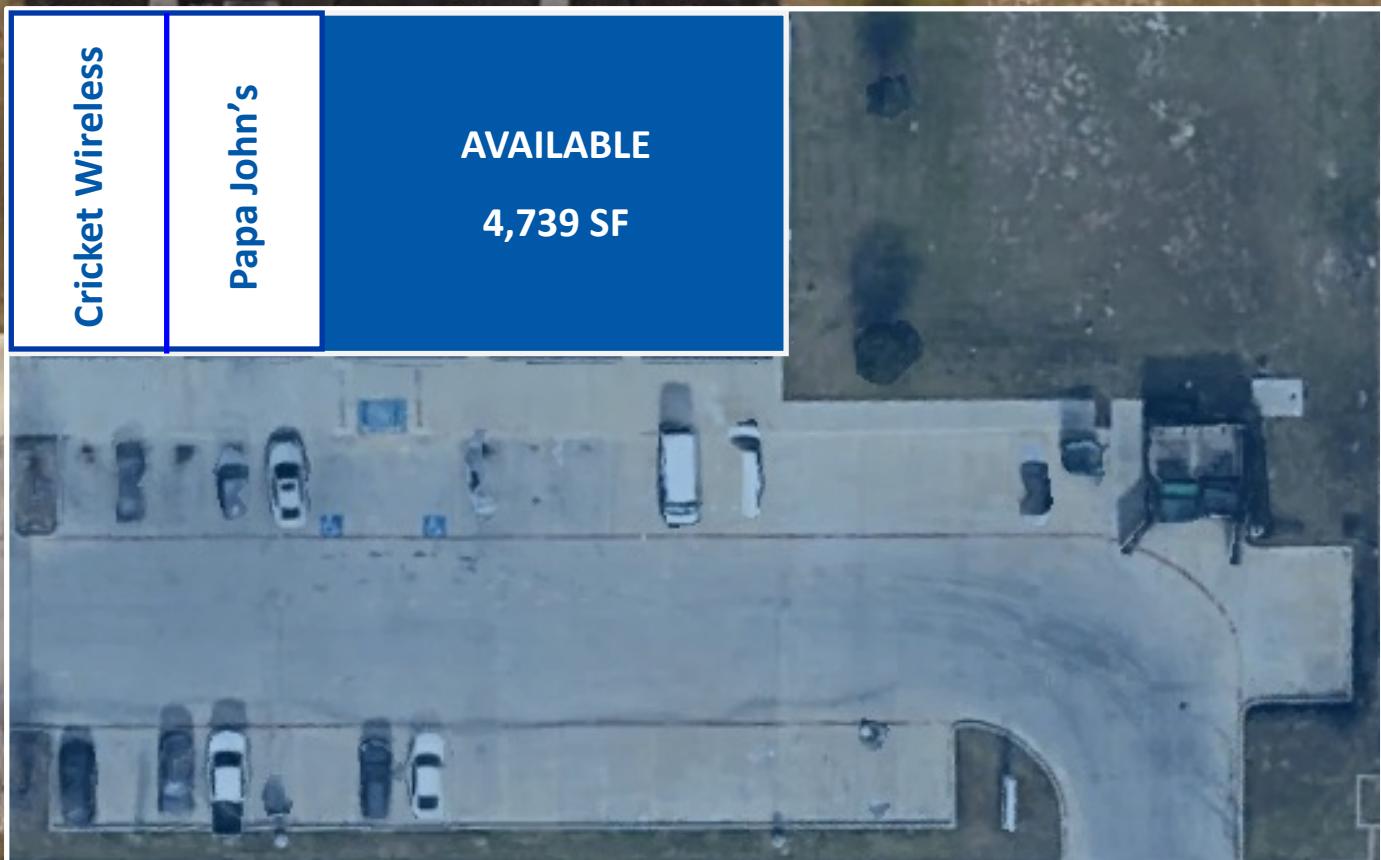
TRAFFIC COUNT

27,687 VPD at E Berry St & Evans Ave



The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





Google Maps

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REAL ESTATE SERVICES

1101 E Berry St | 4



COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



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



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:



#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)

BLIS, Dec. 2021

4 Global 500 Companies Fortune, 2021

9 World's Most Admired Companies Fortune, 2022

22 Fortune 500 Companies



DFW AREA GROWTH

+328

people per day (2020)

7,694,138

TOTAL POPULATION

1,302,041

added in 2010-2020

11,200,000
Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES



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