

# Retail/Office/Flex ★ LEASE

LanCarteCRE.com

WEDGWOOD VILLAGE SHOPPING CENTER

5100 - 5353 TRAIL LAKE DRIVE, FORT WORTH, TEXAS 76133



LANCARTE  
COMMERCIAL

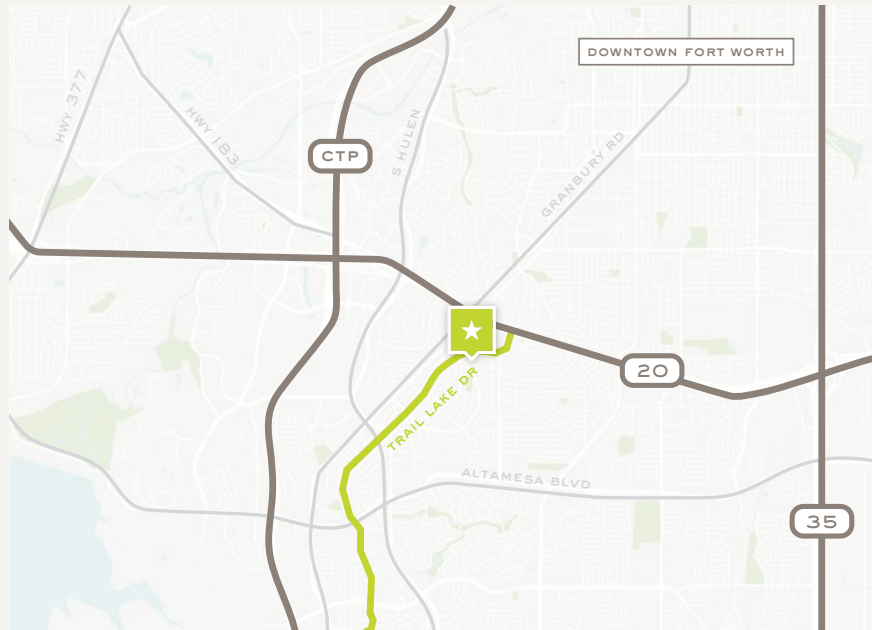
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## PROPERTY FEATURES

- Excellent Visibility from Granbury Rd, Trail Lake Dr. and I-20
- Heavy Parking (5.31/1,000)
- Anchor Tenants: Planet Fitness, Dollar General, Harbor Freight
- Flexible Terms

## LOCATION OVERVIEW

Located in southwest Fort Worth on the south side of I-20. Easy access to Chisholm Trail, I-20, Loop 820 and I-35.

## LEASING STRUCTURE

# \$12.00/SF

*\*Contact Broker for Suite 5298 Pricing*

## AVAILABLE SPACES

SUITE 5264A	13,777 SF	FLEX (NO HVAC)
SUITE 5274	2,027 SF	RETAIL
SUITE 5282	2,607 SF	RETAIL/OFFICE
SUITE 5298	16,000 SF	FORMER CHURCH
SUITE 5306-10	3,381 SF	RETAIL

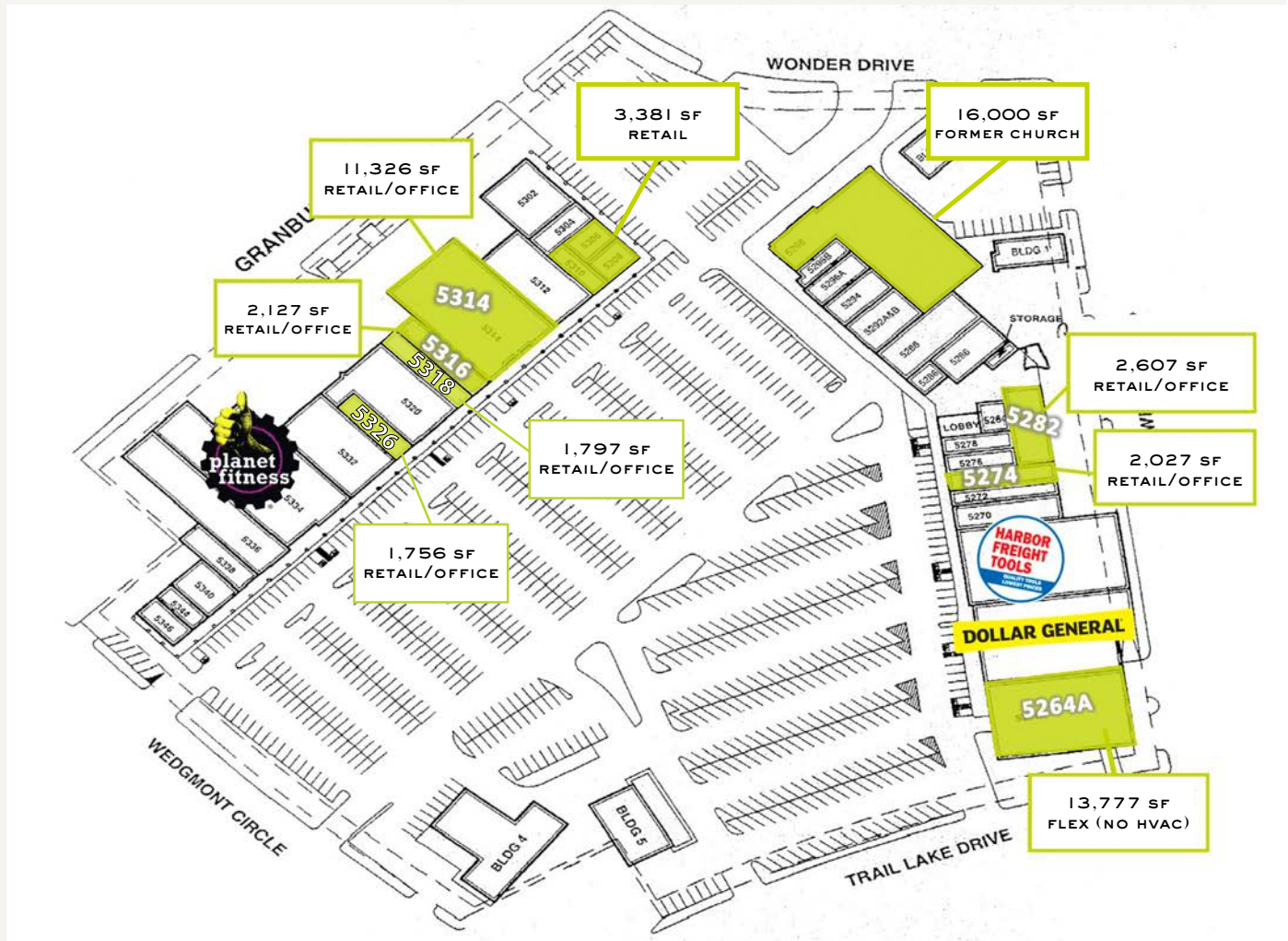
SUITE 5314	11,326 SF	RETAIL/OFFICE
SUITE 5316	2,217 SF	RETAIL/OFFICE
SUITE 5318	1,797 SF	RETAIL/OFFICE
SUITE 5326	1,756 SF	RETAIL/OFFICE

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## SITE PLAN AND DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population:	11,678	128,488	277,416
Average Income:	\$88,441	\$80,023	\$80,538
Employment:	5,656	47,128	111,712
<b>Granbury Rd. &amp; Belden Ave.:</b> 32,704 vpd			
<b>South Dr. &amp; Barwick Dr.:</b> 5,789 vpd			

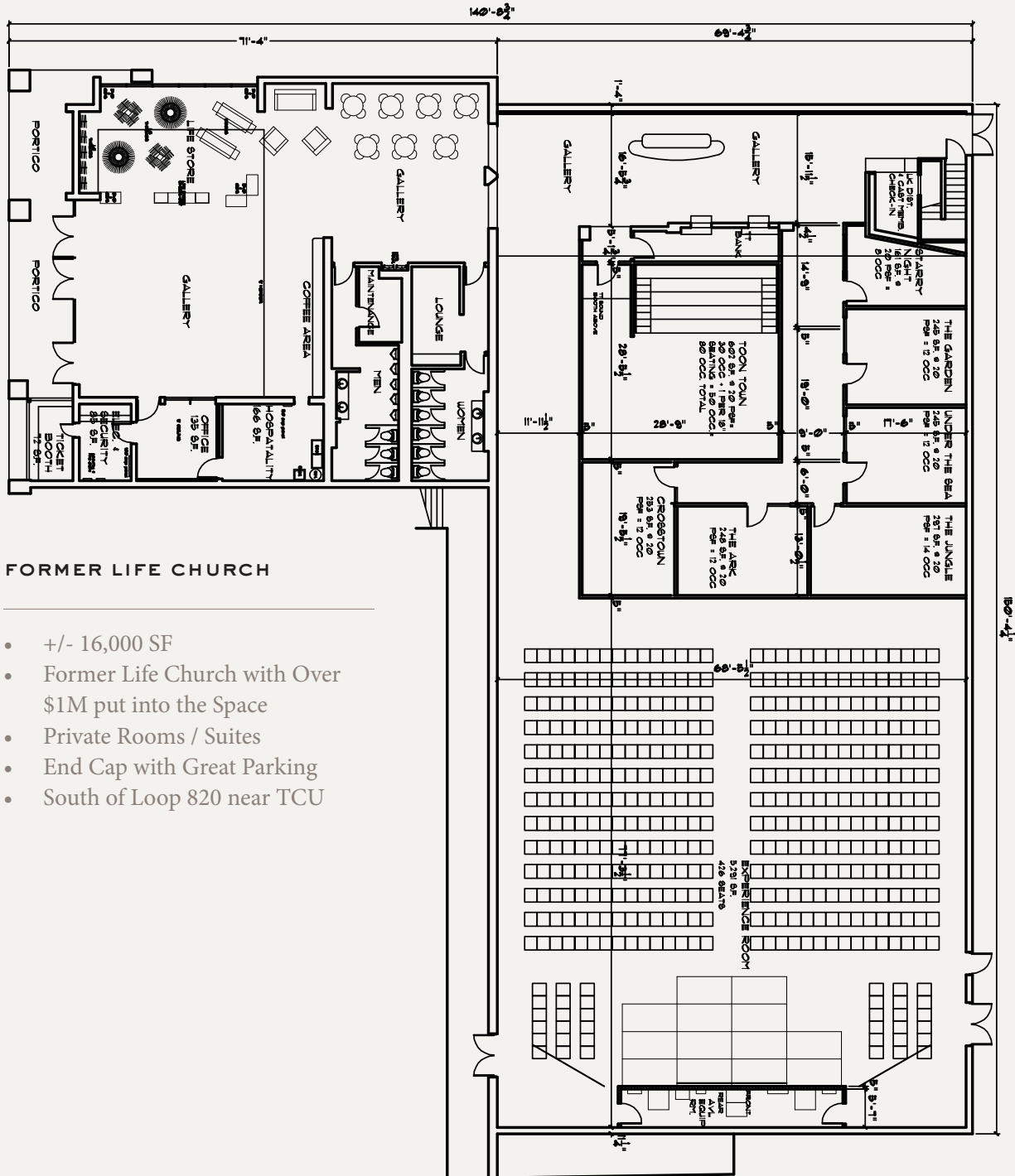


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## SITE PLAN



### FORMER LIFE CHURCH

- +/- 16,000 SF
- Former Life Church with Over \$1M put into the Space
- Private Rooms / Suites
- End Cap with Great Parking
- South of Loop 820 near TCU

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## ADDITIONAL PHOTOS



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FORMER CHURCH





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*Relentlessly Pursuing What Matters*

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