

WATAUGA MEDICAL OFFICE | SPACE FOR LEASE

5700 N PARK DR, WATUAGA, TX 76148



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PROPERTY OVERVIEW

**5700 N PARK DRIVE
WATAUGA, TX 76148**

PROPERTY DETAILS

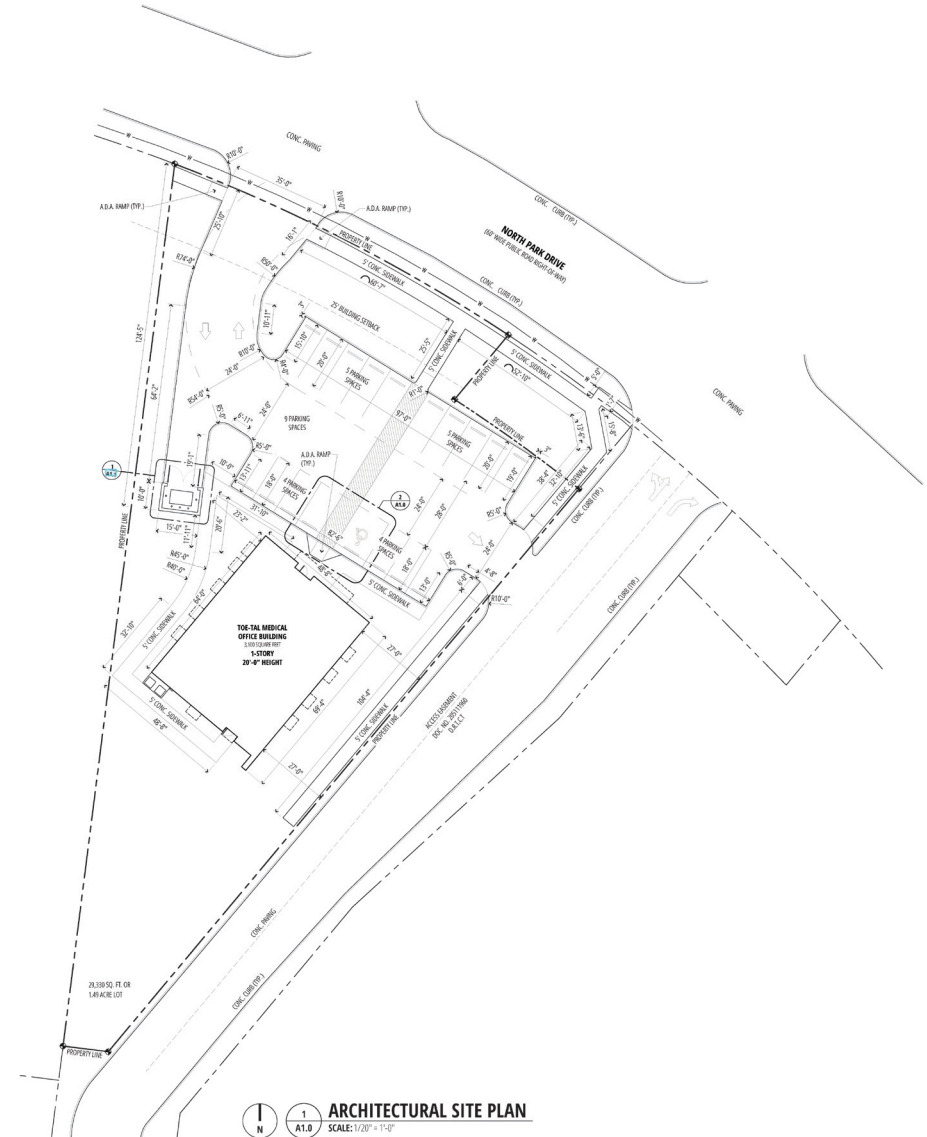
Lease Rate	Call For Pricing
NNN	Est. \$9.00/SF
Total	3,000 SF
Available	3,000 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,020	138,044	319,033
2028 Proj. Growth	4.34%	4.70%	5.22%
Avg. Household Income	\$112,285	\$113,971	\$113,223

WATAUGA MEDICAL OFFICE SPACE FOR LEASE

Completion Date: Immediate
Delivery Condition: Built Out



The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, time, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

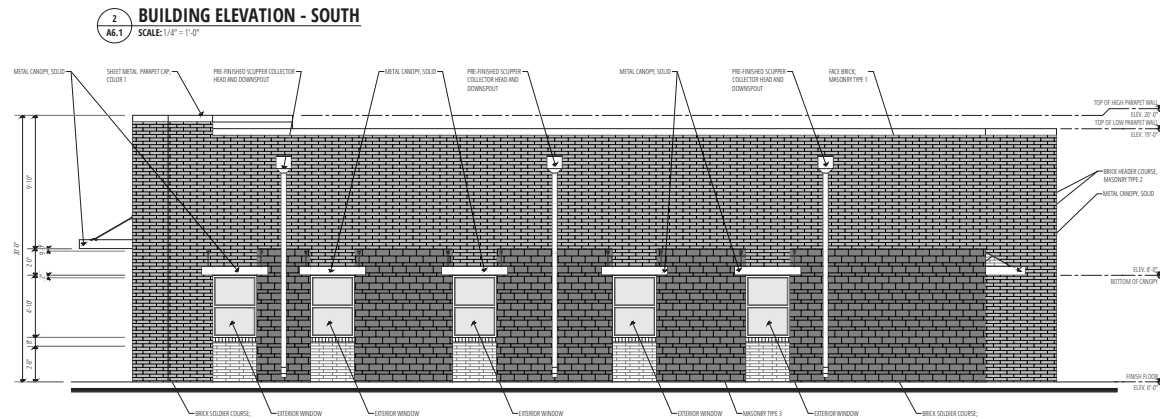
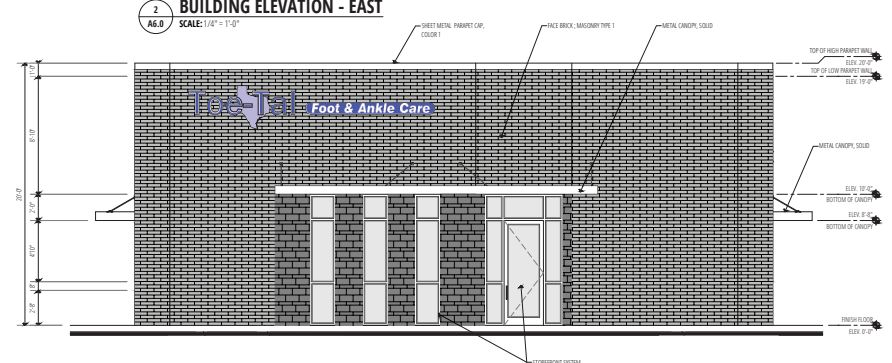
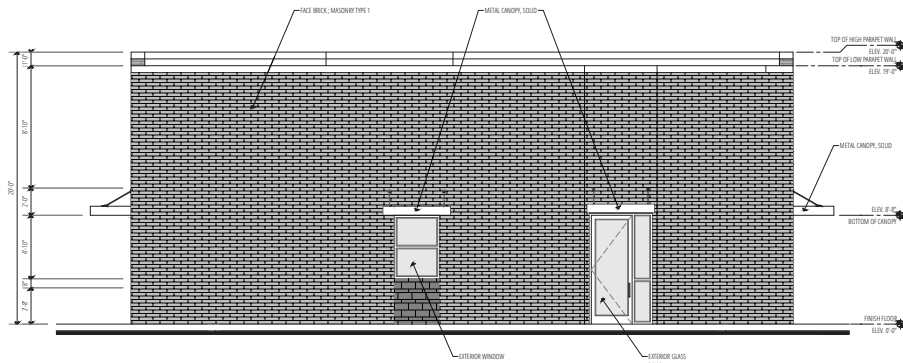
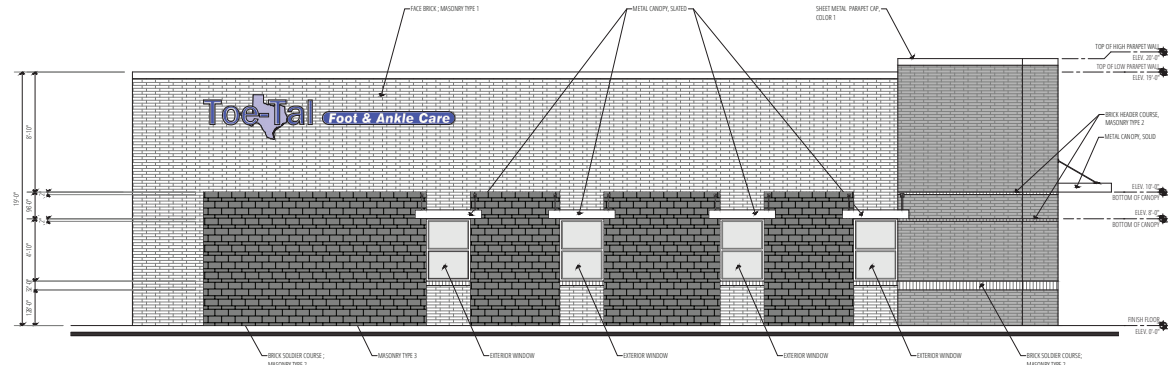
FLOOR PLAN

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SITE ELEVATIONS

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SITE AERIAL

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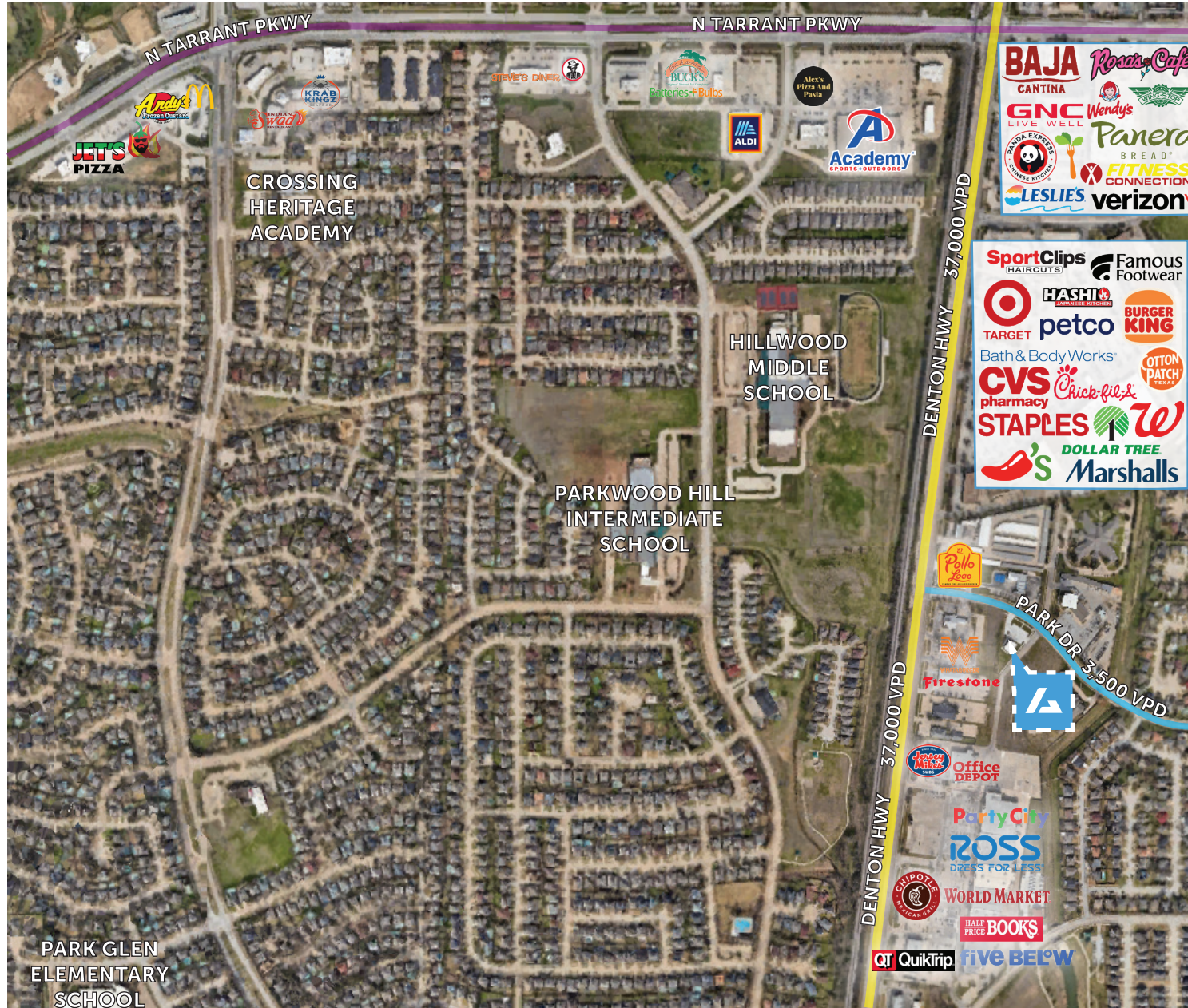
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MARKET OVERVIEW

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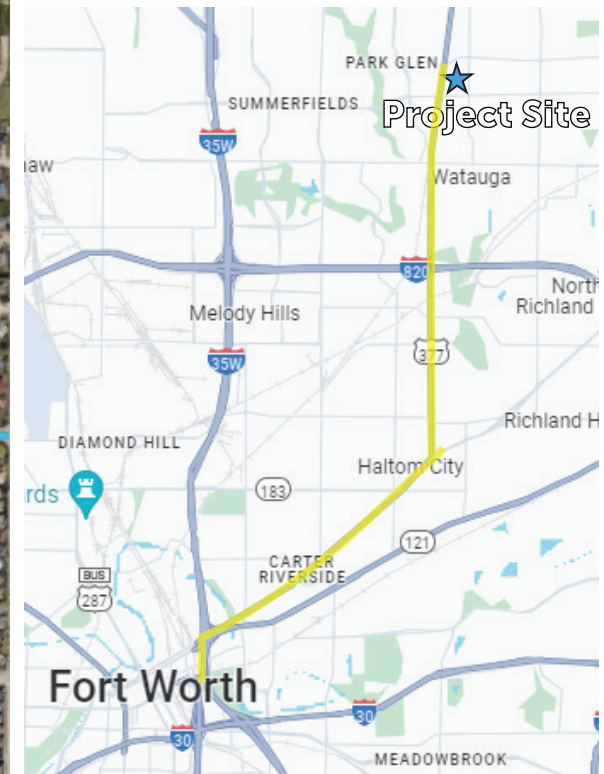
AREA HIGHLIGHTS

- Steps away from Old Denton Highway
- Very dense residential area
- Great pocket of North Fort Worth

TRAFFIC COUNTS

Denton Hwy - 37,000 VPD

Park Dr - 3,500 VPD





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