

Retail Center ★ LEASE

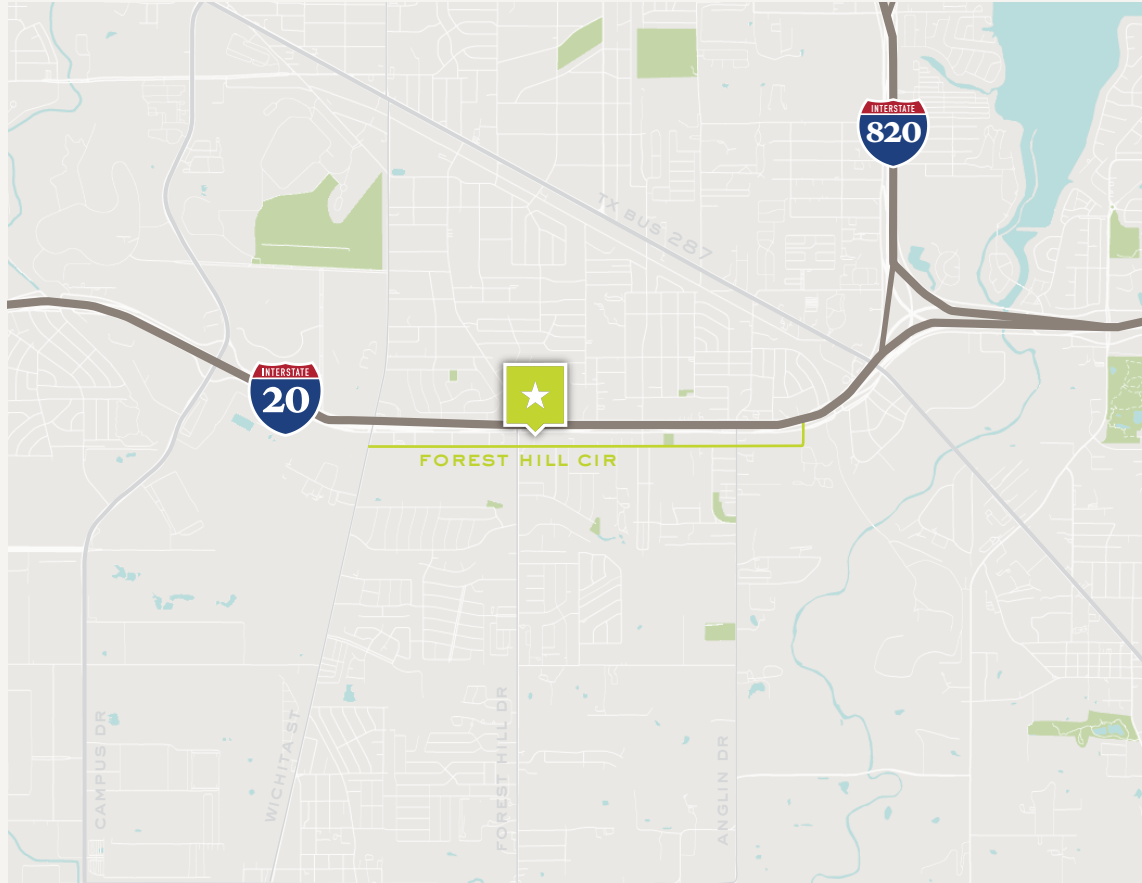
3501 FOREST HILL CIR FOREST HILL, TX 76140



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LanCarte.com



PROPERTY FEATURES

- Divisible up to 5,482 SF
- 14,500 SF Building
- Built in 2023
- Monument signage
- Prime retail opportunity with direct I-20 frontage in moderate-growth corridor of southeast Fort Worth
- Exceptional visibility from major thoroughfares

LOCATION OVERVIEW

This retail center benefits from a strategic location capturing daily traffic flowing between Fort Worth and surrounding suburbs. Situated in Forest Hill, the property serves as a central hub for nearby communities including Arlington, Mansfield, and Kennedale. With convenient access to major commuter routes such as Interstate 20 and Loop 820, the site offers excellent connectivity across the southwest DFW Metroplex. Surrounded by dense residential neighborhoods and steady commuter traffic, this location provides strong visibility and consistent consumer flow for a variety of retail users.

LEASE STRUCTURE

\$30/SF + \$8.00 NNN

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DEMOGRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
12K	68K	204K

AVERAGE HH INCOME

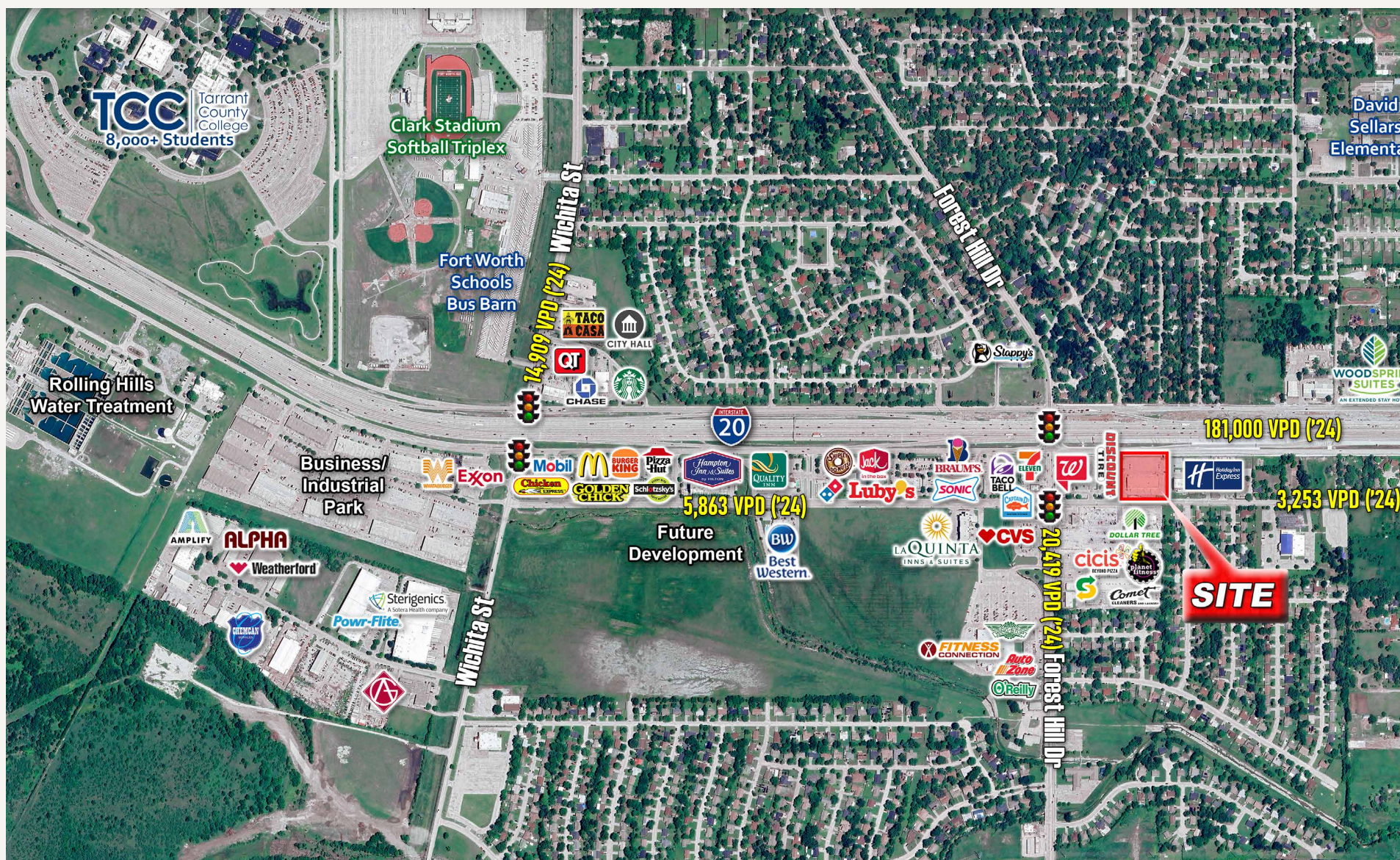
1 MILE	3 MILES	5 MILES
\$77K	\$76K	\$84K

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4K	21K	208K

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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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