

**FOR LEASE**

# 2461 FOREST PARK BLVD

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**COURTYARD AT FOREST PARK**

Fort Worth, TX 76110

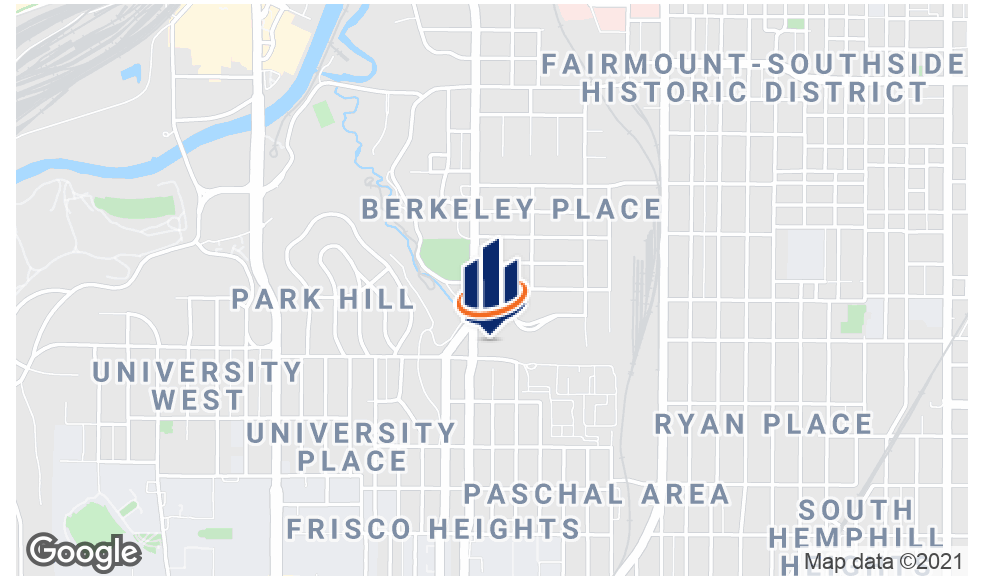
**PRESENTED BY:**

**PETER KONOPKA, CCIM**

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	29,787 SF
<b>AVAILABLE SF:</b>	585 - 5,090 SF
<b>LOT SIZE:</b>	3.44 Acres
<b>YEAR BUILT:</b>	1985
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	Retail Commercial
<b>MARKET:</b>	Dallas-Fort Worth
<b>SUBMARKET:</b>	Fort Worth
<b>ADN</b>	05000107

## PROPERTY OVERVIEW

Retail, Office, Medical Office spaces available. 12 to 60 months NNN Lease for Office or Retail space use. Spaces vary in sizes from 585 square feet to 5090 square feet. Property has ample parking for its tenant's and their client's. Property fronts Forest Park Blvd and Parkhill Dr. with good traffic counts. Quaint courtyard area inside of the shopping center. Great mix of professional tenants.

## PROPERTY HIGHLIGHTS

- Retail Center located 3 minutes from Texas Christian University.
- Below Market Rental Rates
- Highly desirable area of Fort Worth with ample parking
- Located in the heart of Berkeley Place and University Place
- 7 minutes from Downtown Fort Worth
- Quick and Easy access to Hwy 30
- 10 minutes from Fort Worth Medical District

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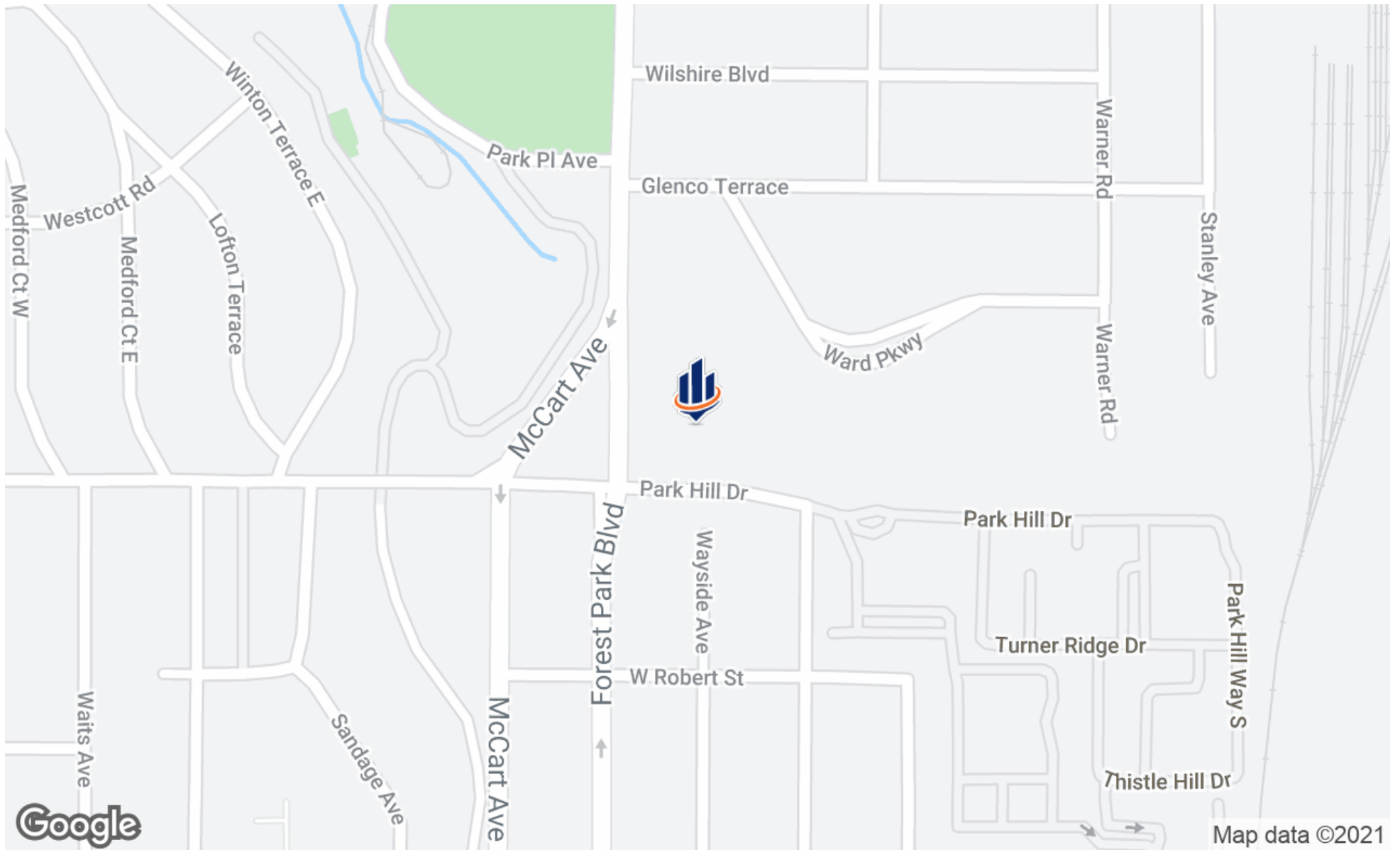
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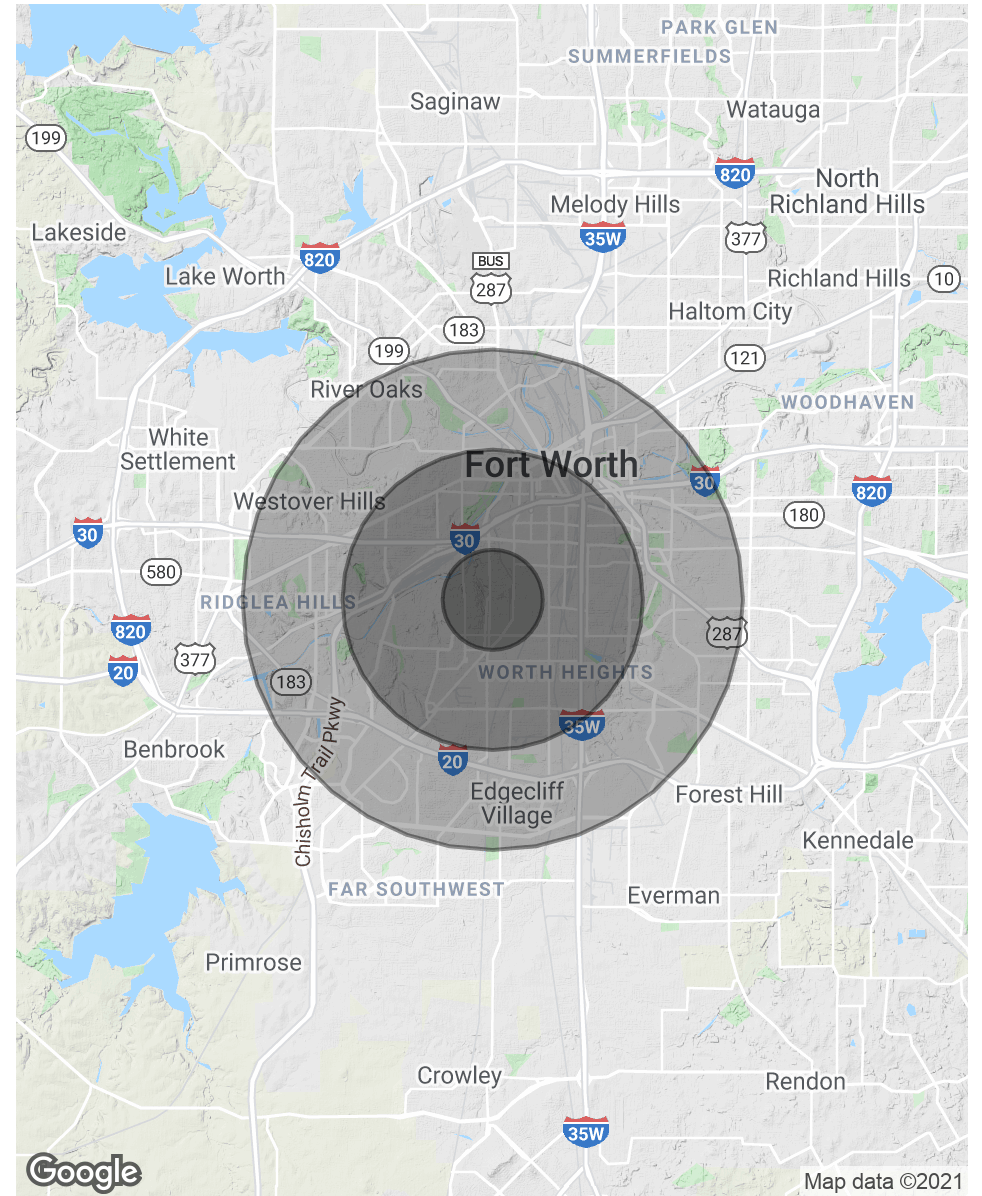
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,903	105,321	250,174
AVERAGE AGE	27.3	30.9	32.4
AVERAGE AGE (MALE)	26.9	30.1	31.4
AVERAGE AGE (FEMALE)	28.3	31.7	33.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,284	37,087	91,484
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$78,379	\$65,025	\$61,327
AVERAGE HOUSE VALUE	\$170,950	\$235,402	\$216,956

\* Demographic data derived from 2010 US Census



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