

eXpTM
COMMERCIAL

ENGVEST
GROUP

Village Plaza

455 West Harwood Road, Hurst, TX 76054



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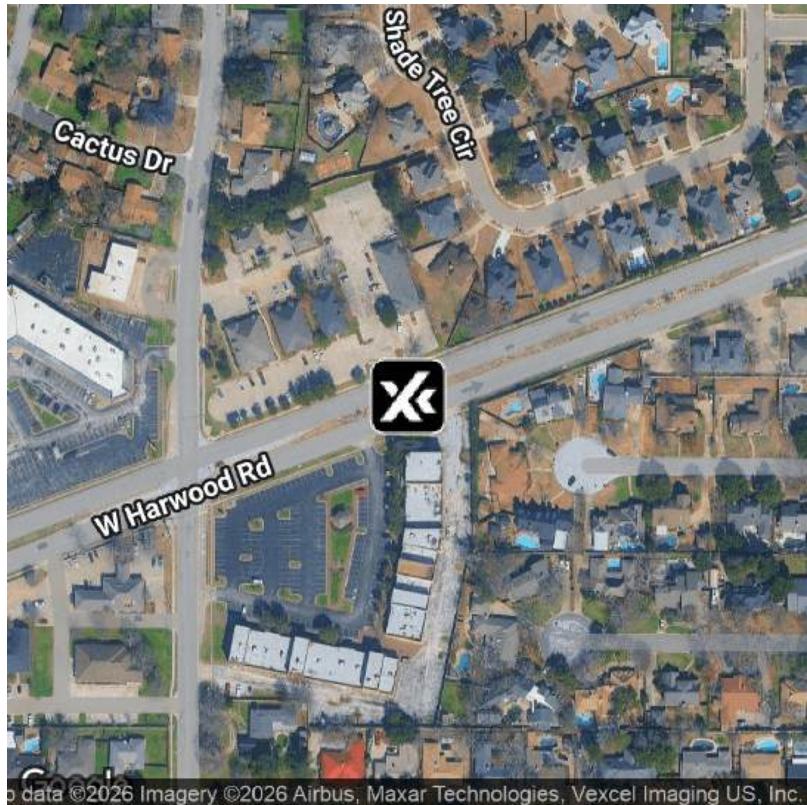
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FOR LEASE | Village Plaza



PROPERTY DESCRIPTION

Village Plaza at Harwood & Hurstview offers flexible neighborhood storefronts for retail, office, and medical users. Suites from 1,500 to 2,544 SF feature updated building exteriors, a choice of white box or shell condition, generous parking, and signage at a signalized corner. A landscaped courtyard with a community gazebo adds small-town charm, encouraging visitors to linger and return. Located near Chisholm Park, Texas Health HEB Hospital, and HEB ISD schools - and just 15 minutes from DFW International Airport - Village Plaza attracts local families, medical professionals, and airport-area traffic.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,546	47,451	99,581
Total Population	8,882	118,193	258,983
Average HH Income	\$115,954	\$106,037	\$122,055

OFFERING SUMMARY

Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)	
Available SF:	1,500 - 2,544 SF	
Building Size:	43,138 SF	
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SPACES	LEASE RATE	SPACE SIZE
Suite 455	\$24.00 - 26.00 SF/yr	2,450 SF
Suite 457 with Mezzanine	\$24.00 - 26.00 SF/yr	2,544 SF
Suite 467	\$24.00 - 26.00 SF/yr	1,500 SF
Suite 469 with Mezzanine	\$24.00 - 26.00 SF/yr	2,200 SF
Suite 483	\$24.00 - 26.00 SF/yr	1,500 SF
Suite 485	\$24.00 - 26.00 SF/yr	1,500 SF
Suite 487	\$24.00 - 26.00 SF/yr	1,550 SF
Suite 489	\$24.00 - 26.00 SF/yr	1,550 SF
Suite 491 with Mezzanine	\$24.00 - 26.00 SF/yr	2,544 SF
Suite 497	\$22.00 - 24.00 SF/yr	1,500 SF

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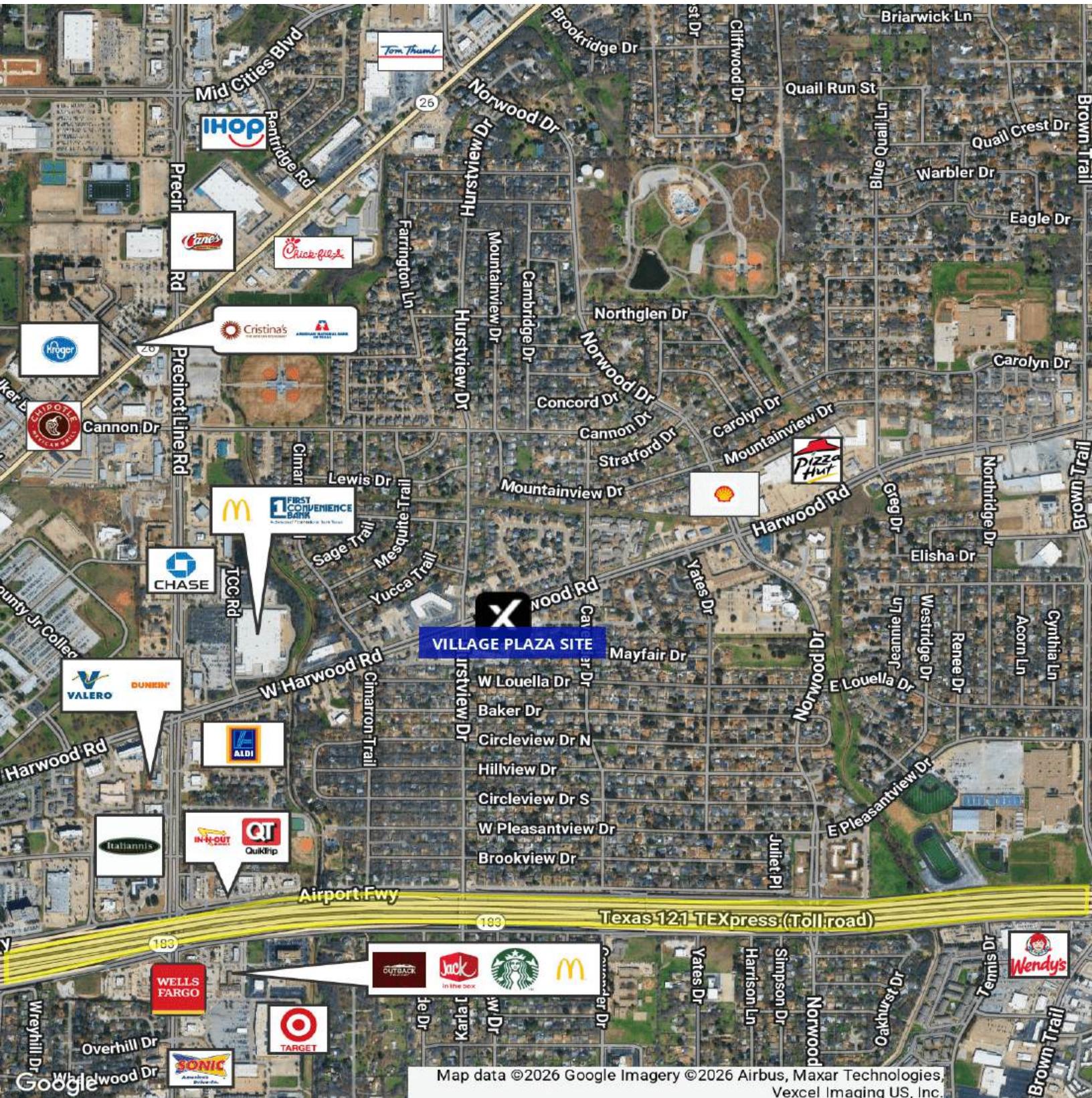
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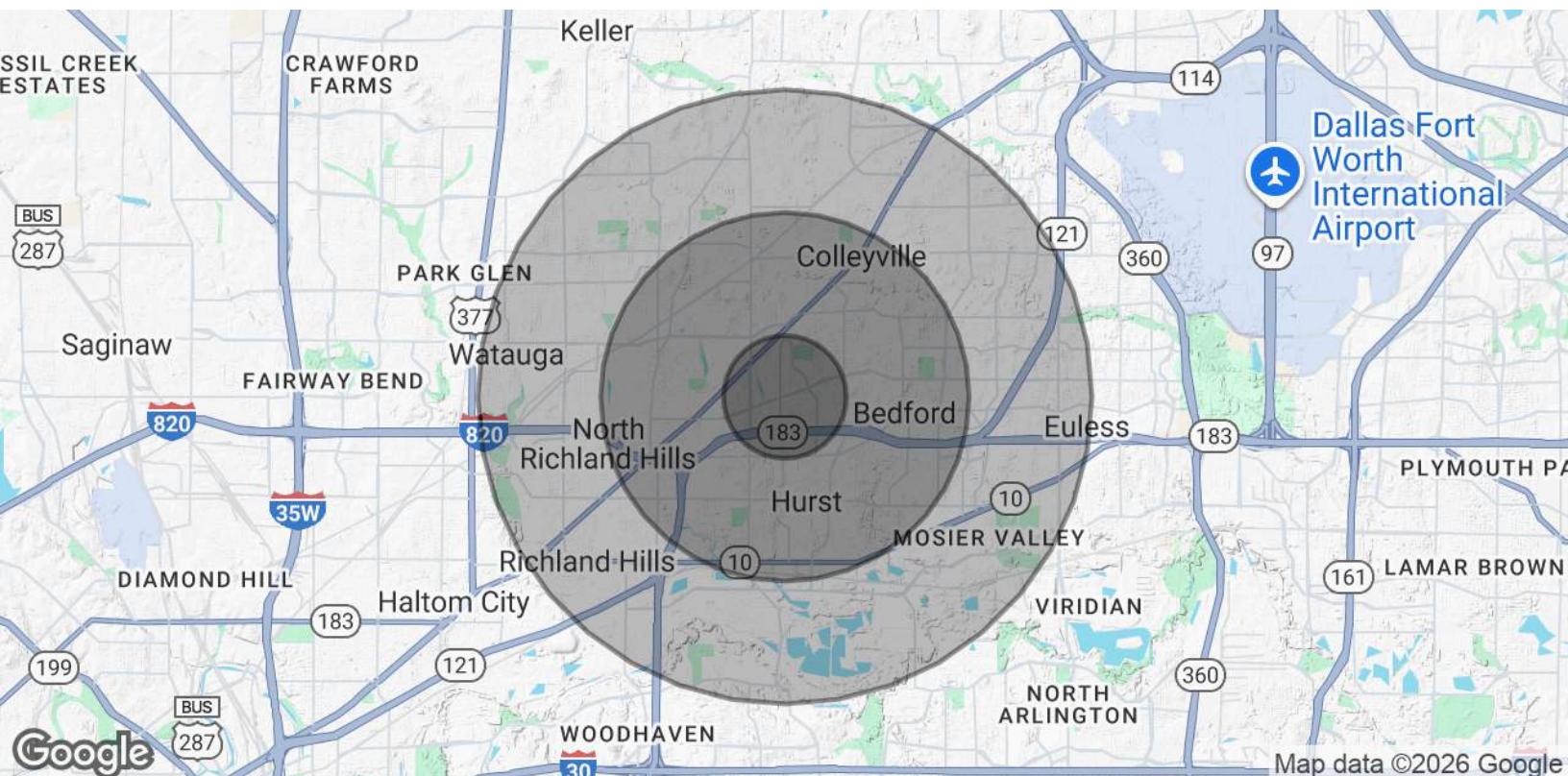
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,882	118,193	258,983
Average age	45	41	41
Average age (Male)	44	40	40
Average age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,546	47,451	99,581
# of persons per HH	2.5	2.5	2.6
Average HH income	\$115,954	\$106,037	\$122,055
Average house value	\$393,082	\$363,082	\$406,437

* Demographic data derived from 2020 ACS - US Census

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