



# RECENTLY RENOVATED SHOPPING CENTER FOR LEASE

2005 North Riverside Drive  
Fort Worth, TX 76111

LEASE RATE  
**NEGOTIABLE**

AVAILABLE:  
**16,800 SF**

Located at 2005 N Riverside Dr, Fort Worth, TX 76111, this recently renovated shopping center offers an exceptional opportunity for prospective tenants. The property features three available suites and a versatile storage space, perfectly suited for an events center or retail use. Situated at the intersection of N Riverside Drive and Springdale Road, the center enjoys high visibility and accessibility, with N Riverside Drive serving as a major north-south corridor in Fort Worth, attracting substantial traffic. The surrounding community is predominantly Hispanic, presenting an exciting opportunity to cater to this growing demographic.

## FEATURES

**Building SF:** 16,800 SF  
**Property Type:** Retail

## HIGHLIGHTS

- » Recently renovated
- » Conveniently located near major thoroughfares, including State Highway 121 and Interstate 35W





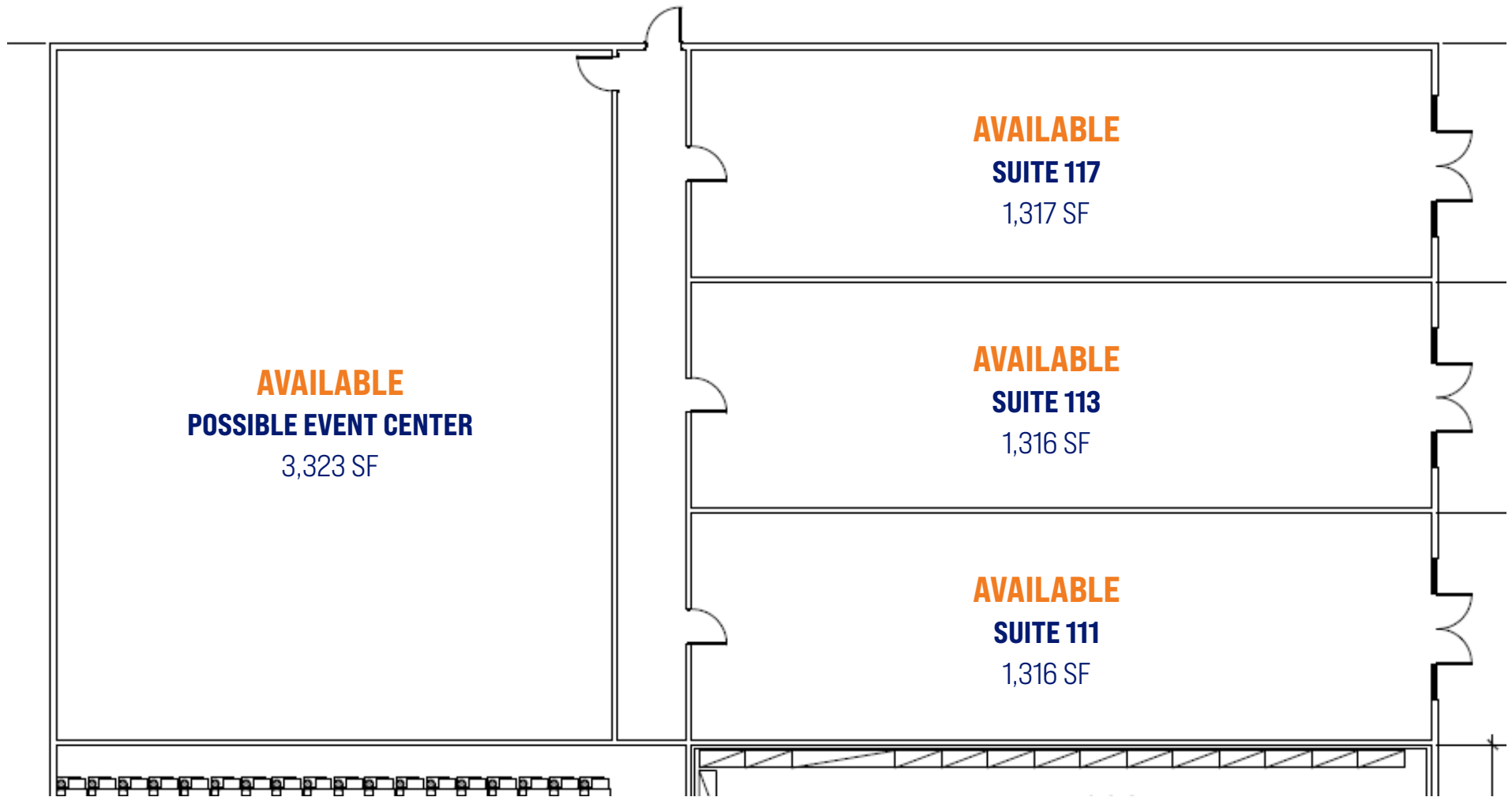
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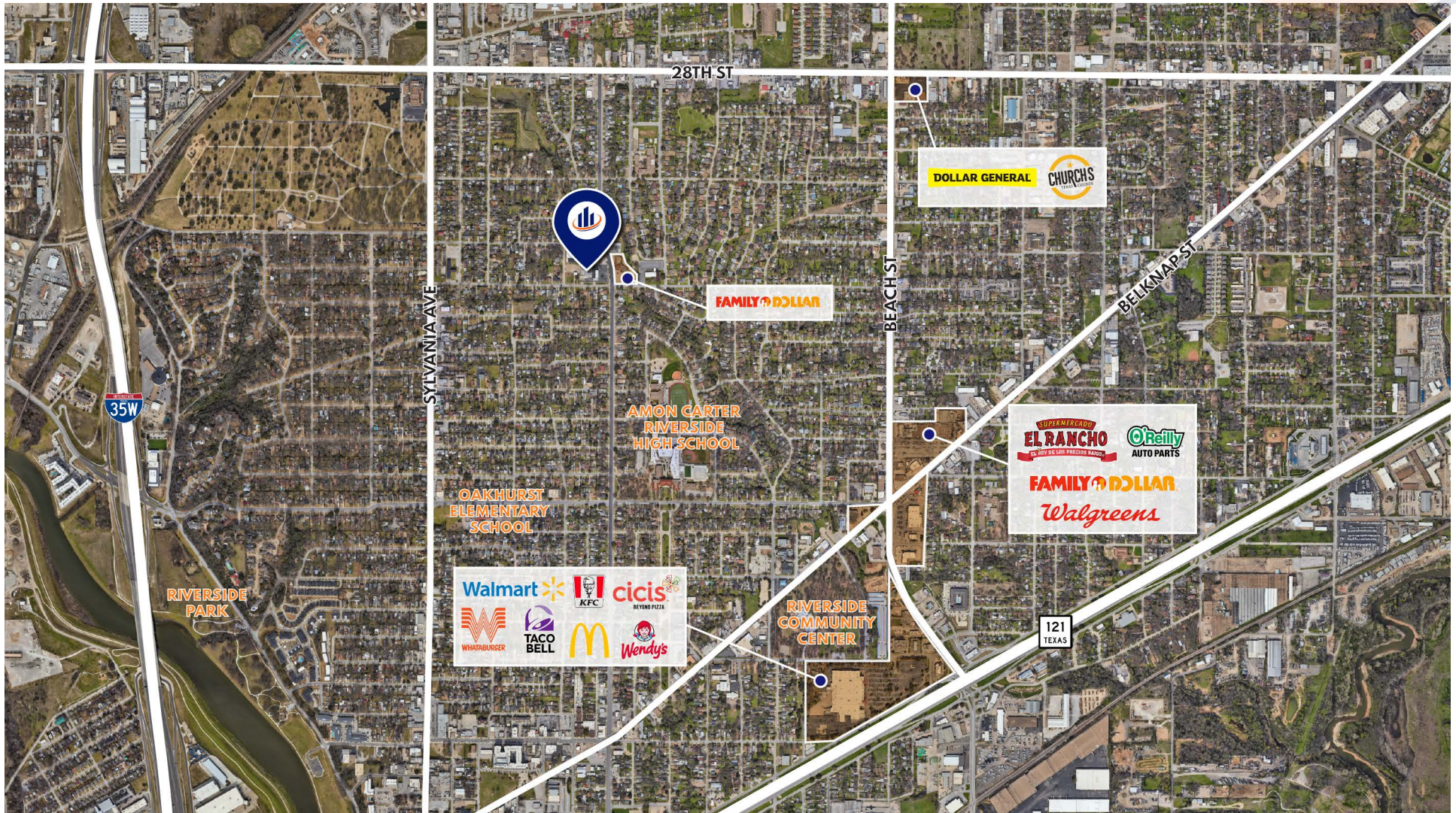
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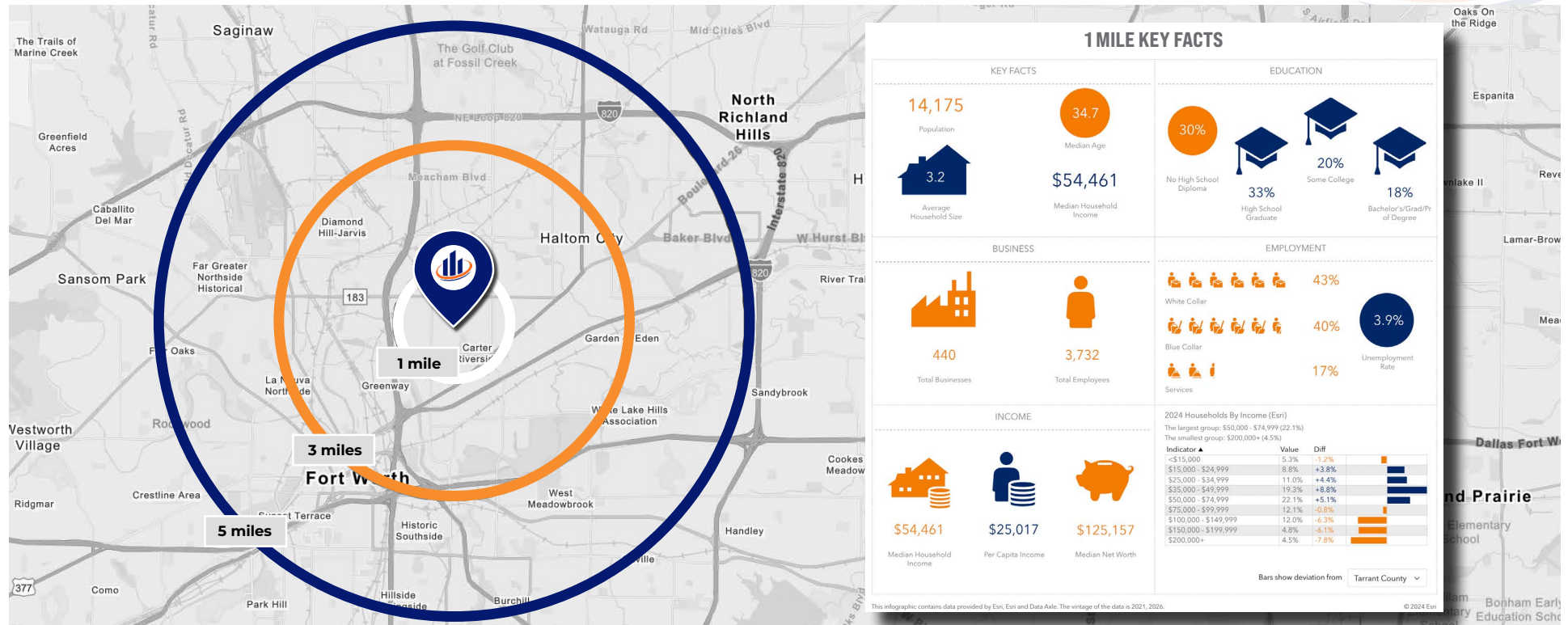


This property is located in a prime area of Fort Worth, a city renowned for its strong economy. Positioned near major highways, the site offers exceptional connectivity and access to a variety of retail, dining, and entertainment destinations. As part of the rapidly growing North Fort Worth region, this location benefits from a thriving business environment and a high quality of life, making it an excellent choice for businesses seeking opportunity and growth.



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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,175	70,228	240,475	14,445	73,956	248,268
<b>Households</b>	4,446	23,261	87,374	4,585	25,058	92,266
<b>Families</b>	3,110	15,425	52,114	3,154	16,173	53,473
<b>Average Household Size</b>	3.18	2.97	2.66	3.14	2.91	2.60
<b>Owner Occupied Housing Units</b>	2,720	12,351	39,603	2,901	12,865	41,463
<b>Renter Occupied Housing Units</b>	1,726	10,910	47,771	1,684	12,193	50,803
<b>Median Age</b>	34.7	34.0	34.1	35.9	34.8	35.0
<b>Median Household Income</b>	\$54,461	\$55,387	\$59,240	\$63,107	\$64,036	\$67,810
<b>Average Household Income</b>	\$76,942	\$74,445	\$84,270	\$91,132	\$89,016	\$97,942



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>DFW Trinity Advisors, LLC</b>	<b>9004520</b>	<b>sfthian@visionsrealty.com</b>	<b>817-288-5525</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfthian@visionsrealty.com</b>	<b>817-288-5524</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>407418</b>	<b>sfthian@visionsrealty.com</b>	<b>407418</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Eliud Sangabriel</b>	<b>589027</b>	<b>eliud.sangabriel@svn.com</b>	<b>972-839-0590</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date