



FOR LEASE

# Benbrook Shopping Center

8101 CAMP BOWIE WEST BLVD

Fort Worth, TX 76116

1,100 - 10,470 SF

AVAILABLE

8

SPACES

## Tori Mathews

Director of Asset Management

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## Property Overview

**1,100 - 10,470**  
**SF**  
AVAILABLE SF

**Negotiable**  
ASKING RATE

**8**  
SPACES AVAILABLE

**1969**  
YEAR BUILT

**9.81**  
LOT SIZE

**113,835 SqFt**  
BUILDING SQFT

**31202-1-1**  
PARCEL ID

**Commercial**  
ZONING TYPE

**Tarrant**  
COUNTY

**876.00 Ft**  
FRONTAGE

**32.722735,-97.456398**  
COORDINATES

### EXECUTIVE SUMMARY

- Benbrook Shopping Center, a 113,835 square foot retail center located in the affluent and rapidly growing community of Fort Worth, TX is composed of a mix of national and regional tenants.
- Benbrook Shopping Center has great exposure on Fort Worth's Retail Corridor attracting 24,000 cars per day and provides easy access to parking and stores with four ingress & egress points within the property. Fort Worth is one of the fastest growing cities in the US making this a very desirable location to invest in.

### PROPERTY HIGHLIGHTS

- Excellent Visibility from Camp Bowie West Blvd (24,000 UPD) and Surrounding Businesses.
- Population of 182,460 within a 5 Mile radius of Benbrook Shopping Center.
- Surrounded by residential neighborhoods.
- Covered Sidewalk Along Entire Store Frontage.
- Lighted Parking Lot with Ample Parking.
- Endcap available.

## ACCESSIBILITY

### TRANSIT

Camp Bowie West & Bonnie	0.6 mi
Calmont & Broadmoor	0.8 mi
Alta Mere & Elizabeth	0.9 mi

### AIRPORTS

Dallas Fort Worth International Airport	26.9 mi
Fort Worth Meacham International Airport	8.8 mi
Alliance Airport Parking	20.1 mi

### HIGHWAYS

West Freeway	1.1 mi
I 820	1.4 mi
Southwest Boulevard	1.8 mi
Jim Wright Freeway	1.8 mi

# Space Available

**#8105**

NEGOTIABLE

SF AVAILABLE

**10,470 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8121**

NEGOTIABLE

SF AVAILABLE

**1,100 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8125**

NEGOTIABLE

SF AVAILABLE

**1,100 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8129-B**

NEGOTIABLE

SF AVAILABLE

**7,920 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8139**

NEGOTIABLE

SF AVAILABLE

**4,800 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8141**

NEGOTIABLE

SF AVAILABLE

**4,600 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8155-B**

NEGOTIABLE

SF AVAILABLE

**7,400 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#8155-C**

NEGOTIABLE

SF AVAILABLE

**3,600 SF**

TERM

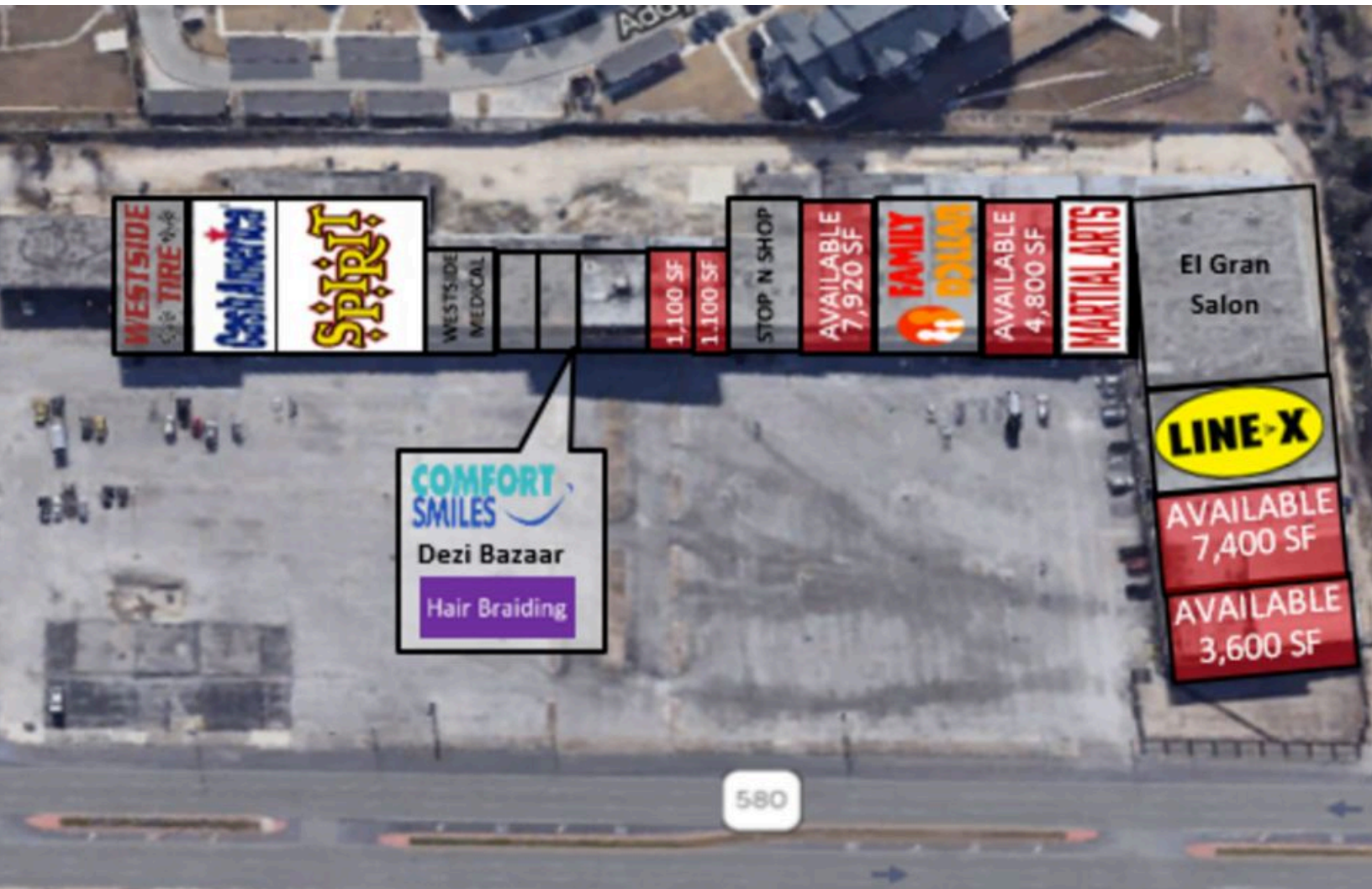
Negotiable

TYPE

NNN

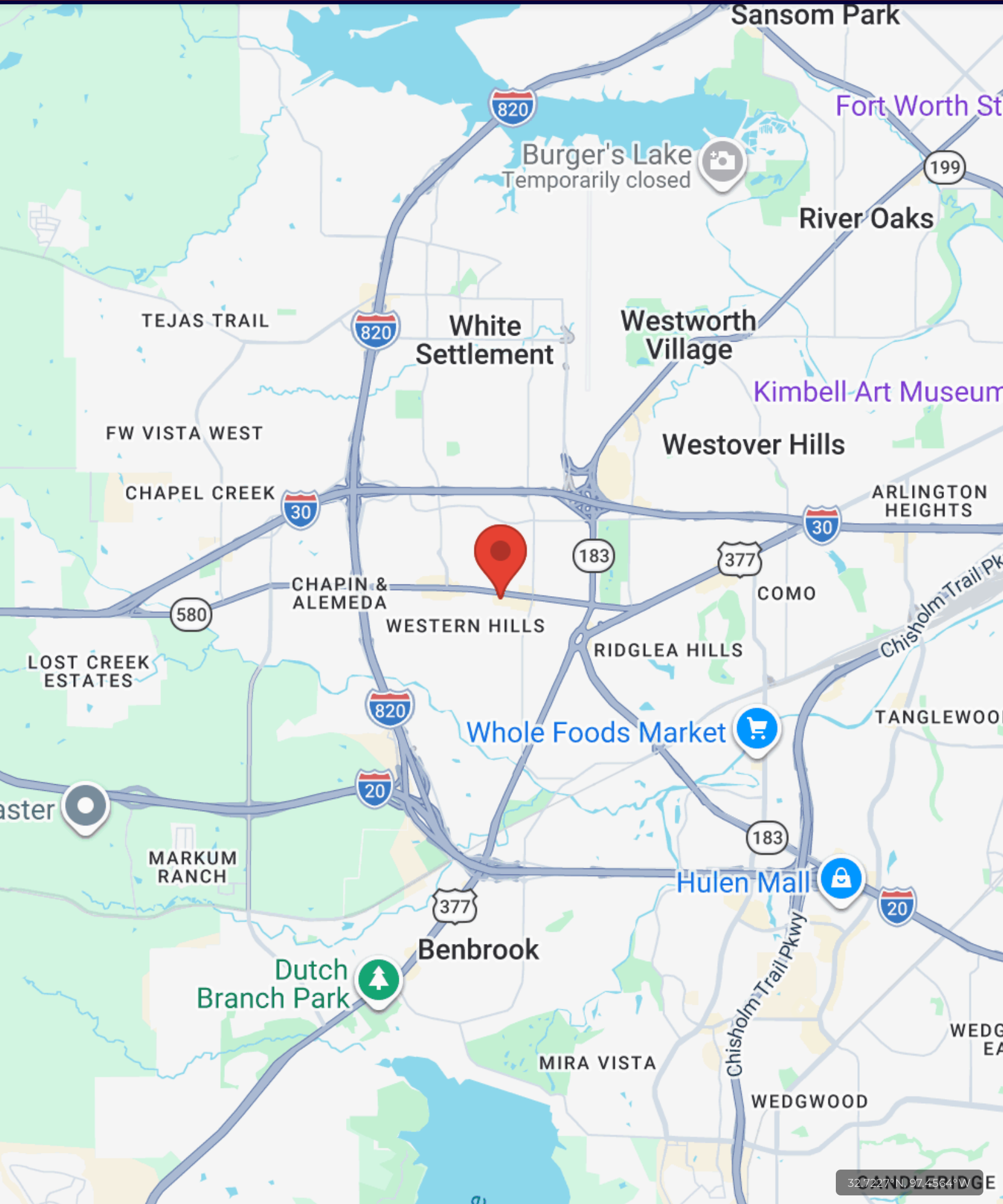
USE

Retail



# Photo Gallery



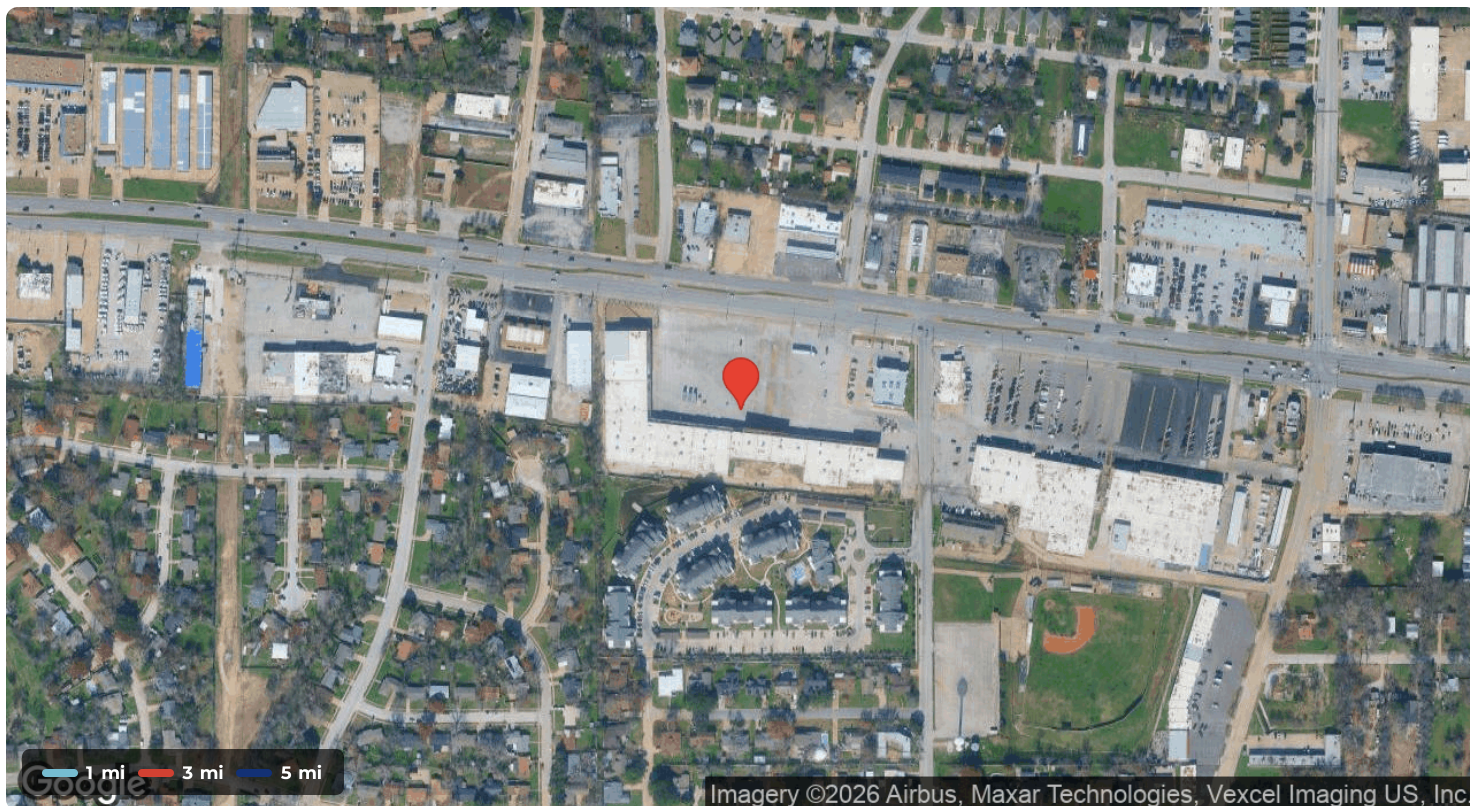


32.7227°N 97.4564°W

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,902	66,358	140,408
2010 Population	13,347	72,897	153,957
2025 Population	16,069	85,985	182,846
2030 Population	16,242	87,838	189,603
2025-2030 Growth Rate	0.21 %	0.43 %	0.73 %
2025 Daytime Population	16,035	87,241	202,994

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,800	28,845	60,188	less than \$15,000	1,007	4,004	6,539
2010 Total Households	5,381	31,470	66,036	\$15,000-\$24,999	882	3,135	4,885
2025 Total Households	6,437	37,590	78,836	\$25,000-\$34,999	835	3,239	5,526
2030 Total Households	6,602	38,942	82,730	\$35,000-\$49,999	818	4,495	8,325
2025 Avg. Household Size	2.49	2.26	2.27	\$50,000-\$74,999	1,085	7,096	14,347
2025 Owner Occupied Housing	2,221	15,334	39,237	\$75,000-\$99,999	820	4,755	10,226
2030 Owner Occupied Housing	2,378	16,476	42,375	\$100,000-\$149,999	508	5,350	13,009
2025 Renter Occupied Housing	4,216	22,256	39,599	\$150,000-\$199,999	250	2,335	6,123
2030 Renter Occupied Housing	4,224	22,466	40,355	\$200,000 or greater	231	3,181	9,857
2025 Vacant Housing	545	3,117	6,594	Median HH Income	<b>\$41,434</b>	<b>\$63,280</b>	<b>\$74,572</b>
2025 Total Housing	6,982	40,707	85,430	Average HH Income	<b>\$64,752</b>	<b>\$92,166</b>	<b>\$111,300</b>



Source: ESRI / ArcGIS Business Analyst

# Market Overview



POPULATION <b>812,238</b>	AREA <b>347.9 sq mi</b>
ELEVATION <b>709 ft</b>	TIME ZONE <b>Central Time Zone</b>
COUNTY <b>Tarrant County</b>	INCORPORATED <b>1849</b>
STATE <b>Texas</b>	

## Market Overview: Fort Worth, TX

Fort Worth is a city in the U.S. state of Texas. It is the county seat of Tarrant County, covering nearly 350 square miles (910 km<sup>2</sup>) and extending into Denton, Johnson, Parker, and Wise counties. Fort Worth's population was estimated to be 1,008,156 in 2024, making it the 11th-most populous city in the United States. Fort Worth is the second-largest city in the Dallas–Fort Worth metroplex (after Dallas) and the fourth-most populous in Texas. The Dallas–Fort Worth metroplex is the fourth-most populous metropolitan area in the U.S., with 8.5 million residents. The city of Fort Worth was established in 1849 as an army outpost on a bluff overlooking the Trinity River. Fort Worth has historically been a center of the Texas Longhorn cattle trade. It still embraces its Western heritage and traditional architecture and design. At its inception, Fort Worth relied on cattle drives that traveled the Chisholm Trail. Millions of cattle were driven north to market along this trail, and Fort Worth became the center of cattle drives, and later, ranching until the American Civil War. During the American Civil War, Fort Worth suffered shortages causing its population to decline. It recovered during the Reconstruction with general stores, banks, and "Hell's Half-Acre", a large collection of saloons and dance halls which increased business and criminal activity in the city. By the early 20th century the military used martial law to regulate Hell's Half-Acre's bartenders and prostitutes...

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>16,069</b>	Population	<b>85,985</b>	Population	<b>182,846</b>
Median HH Income	<b>\$41,434</b>	Median HH Income	<b>\$63,280</b>	Median HH Income	<b>\$74,572</b>
Households	<b>6,437</b>	Households	<b>37,590</b>	Households	<b>78,836</b>

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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DISCLAIMER