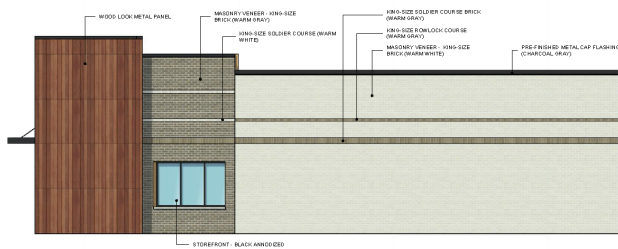


AVONDALE RETAIL-MEDICAL | SPACE FOR LEASE

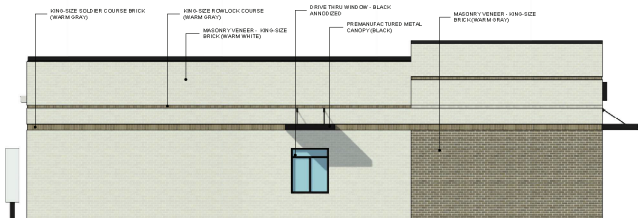
2125 AVONDALE-HASLET RD, FORT WORTH, TX 76052



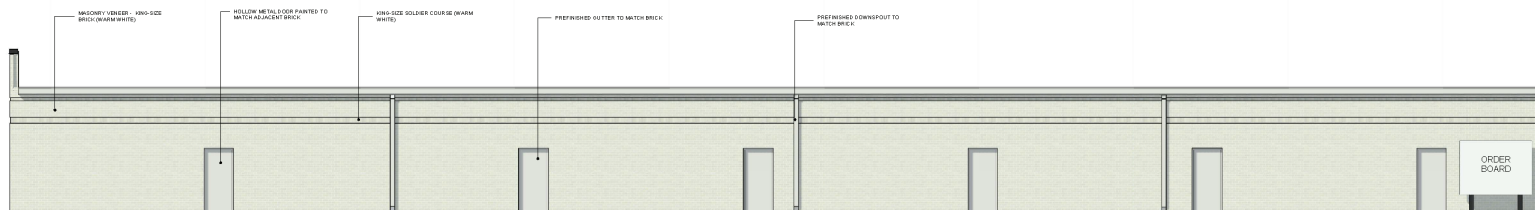
1 SOUTH ELEVATION
3/8" = 1'-0"



2 EAST ELEVATION
3/8" = 1'-0"



3 WEST ELEVATION
3/8" = 1'-0"



4 NORTH ELEVATION
3/8" = 1'-0"

PROPERTY OVERVIEW

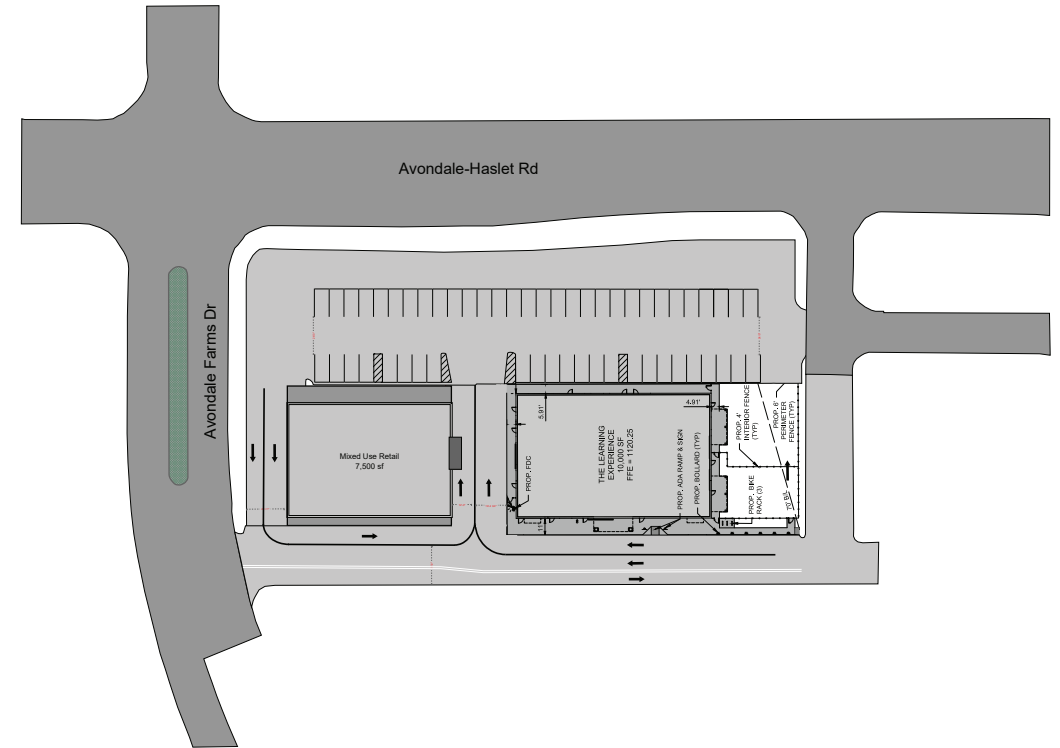
**2125 AVONDALE-HASLET RD
FORT WORTH, TX 76052**

PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	Est. \$9.00/SF
Total	10,000 SF
Available	10,000 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,318	24,567	45,367
2028 Proj. Growth	5.09%	9.66%	9.02%
Avg. Household Income	\$148,909	\$153,141	\$145,718



RETAIL-MEDICAL SPACE FOR LEASE

Co-Tenants: TBD
Parking Count: TBD
Completion Date: Q2 2025
Avondale Retail-Medical

DELIVERY CONDITION:

Warm gray shell to include RTU set
Electric panel set
Slab poured
5' leave-out
Utilities stubbed

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, tints, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



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MARKET OVERVIEW

2125 AVONDALE-HASLET RD FORT WORTH, TX 76052



AREA HIGHLIGHTS

- Just east of power center including Walmart and Lowe's
- Avondale-Haslet 2nd fastest growing suburb in North Texas

TRAFFIC COUNTS

Avondale-Haslet Rd - 17,000 VPD
US HWY 81/287 - ~37,000 VPD

