

Retail ★ LEASE/SALE

LanCarte.com

325 N SAGINAW BLVD SAGINAW, TX 76179



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PROPERTY FEATURES

- New Retail/Office Development on N Saginaw Blvd
- 14,854 SF Building on 1.35 AC; Up to 5,000 SF Available
- Monument Signage Available
- Zoning: CC
- Traffic count: Over 30,000 VPD (~24)

LOCATION OVERVIEW

This newly built retail and office center boasts direct visibility and monument signage on a major retail corridor. With a traffic count of over 30,000 VPD, it captures a steady flow of regional consumers. Centrally positioned in a thriving area 4 miles north of the Fort Worth Stockyards (9M+ visitors/year), this location is ideal for restaurants, shops, and services seeking high exposure and full access off Saginaw Blvd. (i.e. no median).

LEASING STRUCTURE

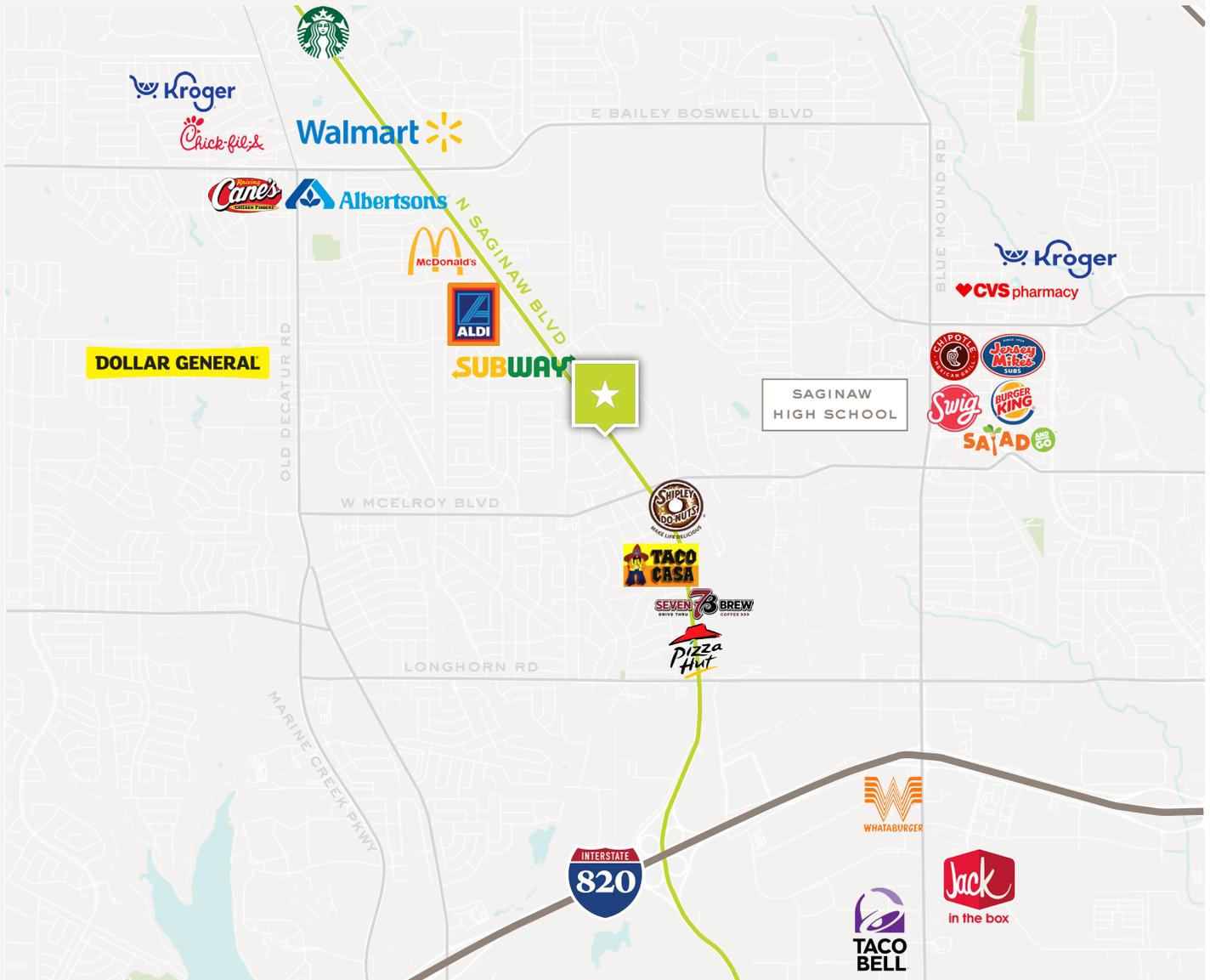
\$25-35 /SF \$6.45/ SF NNN

PURCHASE PRICE

INQUIRE WITH BROKER

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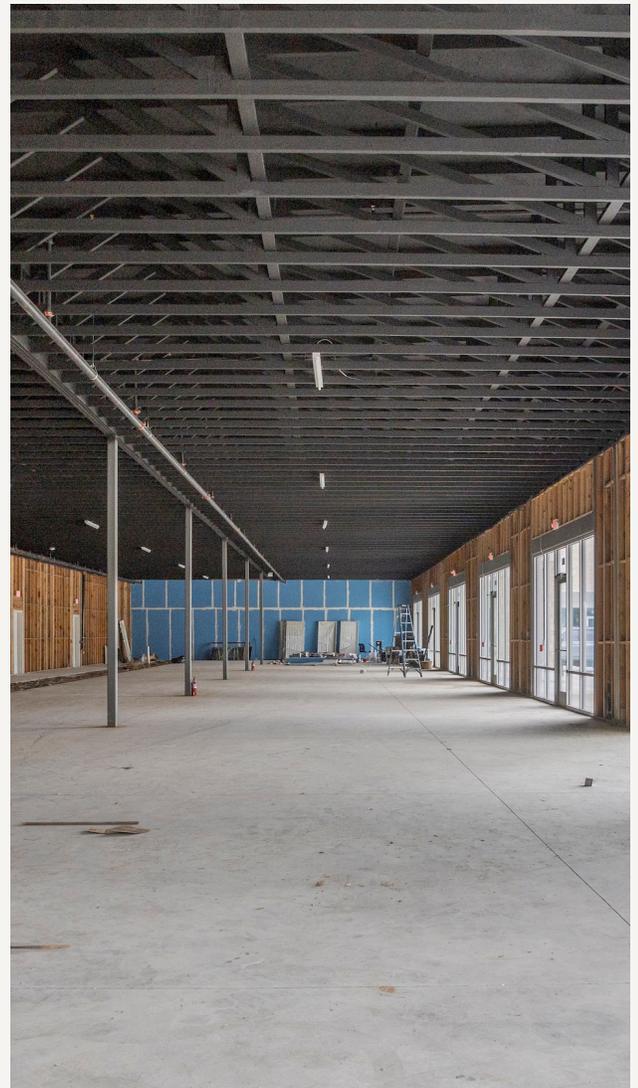


AVAILABLE SPACES

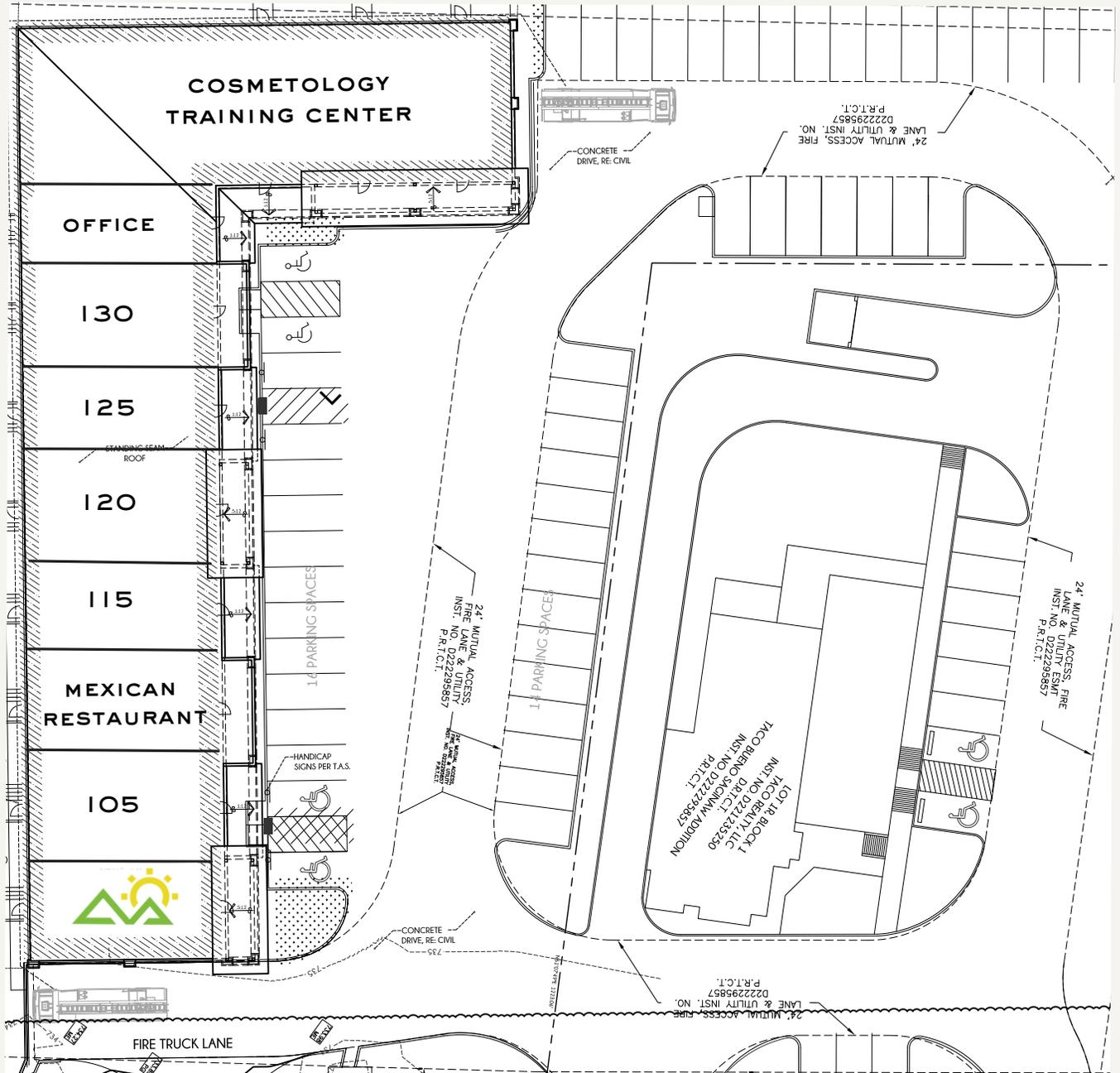
SUITE 100	LEASED	SUITE 115	1,250 SF
SUITE 105	1,250 SF	SUITE 120	1,250 SF
SUITE 110	LEASED	SUITE 125	1,250 SF
*Up to 5,000 contiguous SF available		SUITE 130	1,250 SF

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SITE PLAN





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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