

# McCart Centre

6809 McCart Ave. Fort Worth, Texas 76133



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**FOR LEASE**

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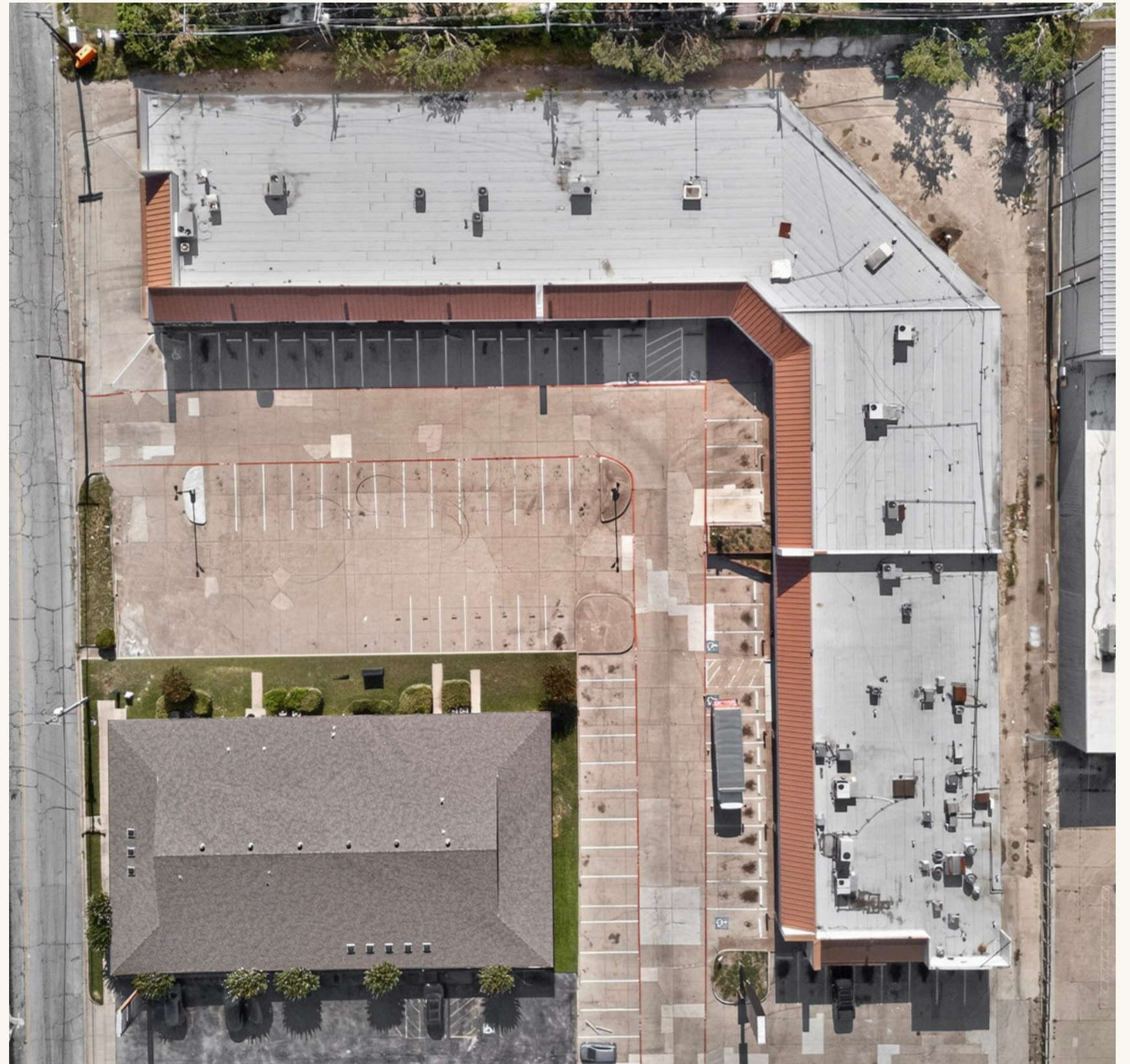
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## Property Overview

McCart Village Shopping Center presents a strong investment or owner-user opportunity in a well-established Fort Worth trade area. Offered at 4.4 million, the center totals approximately 26,500 square feet and sits on a 1.91 acre parcel with dual frontage along McCart Avenue and Southpark Lane. Built in 1985, the property features 10-foot ceilings, masonry construction, and convenient site access supported by one primary curb cut and two secondary curb cuts.

## Property Facts

|                 |                          |
|-----------------|--------------------------|
| Sale Type       | Investment or Owner User |
| Property Type   | Retail                   |
| Building Size   | 26,500 SF                |
| Building Class  | B                        |
| Year Built      | 1985                     |
| Price           | \$4,400,000              |
| Price Per SF    | \$166.04                 |
| Percent Leased  | 60%                      |
| Tenancy         | Multiple                 |
| Building Height | 1 Story                  |
| Building FAR    | 0.32                     |
| Lot Size        | 1.91 AC                  |
| Zoning          | E, Fort Worth            |

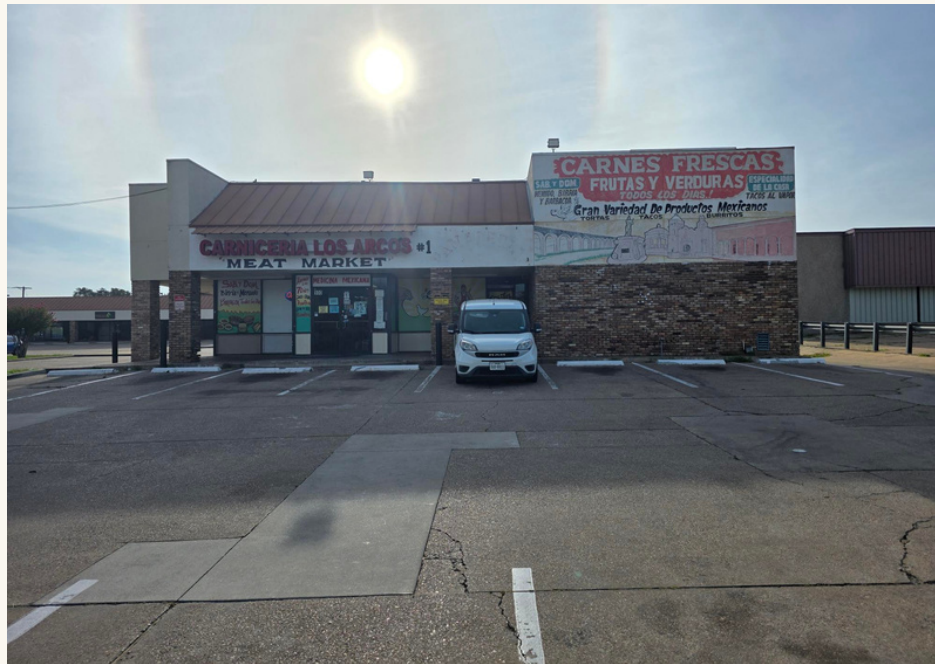


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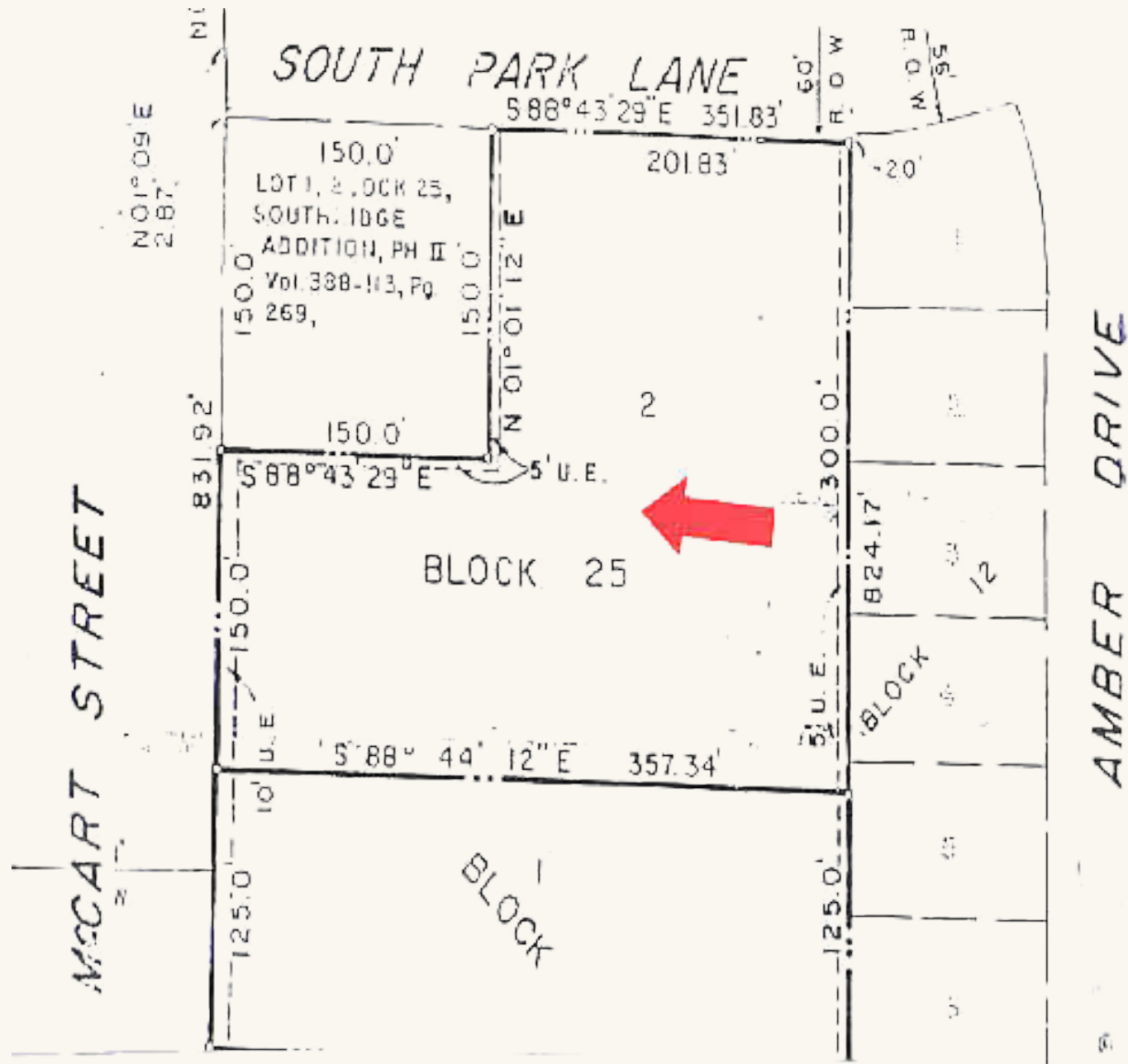


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## Nearby Retailers



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