



COLONIAL
COMMERCIAL REAL ESTATE LLC

MONT DEL PLAZA

6455 Southwest Blvd
Benbrook, TX 76132

RETAIL / OFFICE SPACE FOR LEASE

- High traffic counts • Excellent visibility
- Thriving area • Established tenants
- Market potential • Major intersection



3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

www.ColonialCRE.com

PROPERTY INFORMATION

6451 Southwest Blvd, Benbrook, TX 76132

Price:

\$14.00 SF Gross + Electric

Location Overview:

Mont Del Plaza is located on the southwest corner of Highway 183 and Crosslands Road. It's strategically located amidst a number of successful retailers and several developing retail ventures. This is a prime location for any retailer seeking high traffic counts and great visibility. Mont Del Plaza is a well kept retail center and the lease space is clean and inviting with a highly visible storefront.

Term:

3-5 years negotiable

Finish Out:

Negotiable

Area Tenants:

Pintail Productions, CMMS Mobile X-Ray, Abbi Home Care Inc., Hair on the Common, Joni Carroll, Parfumelle

Demographics:	1 Mile	3 Mile	5 Mile
2015 Total Population	9,254	90,760	238,410
2015 Households	4,998	39,498	93,489
2015 Household Income: Average	\$51,290	\$52,177	\$48,632

COLONIAL COMMERCIAL REAL ESTATE • www.ColonialCRE.com
3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

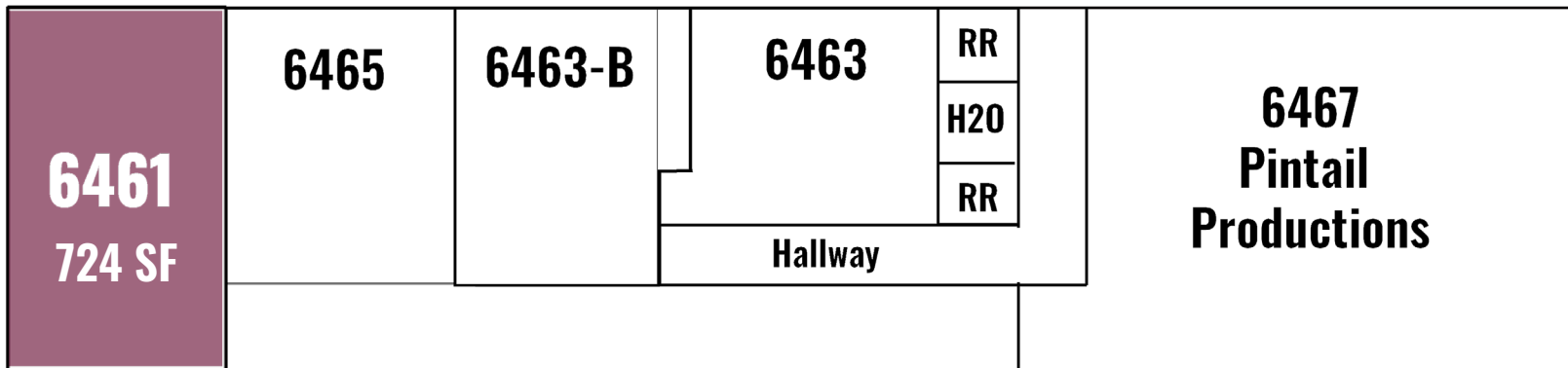


COLONIAL
COMMERCIAL REAL ESTATE, LLC

SITE PLAN

6451 Southwest Blvd, Benbrook, TX 76132

Second Floor Plan

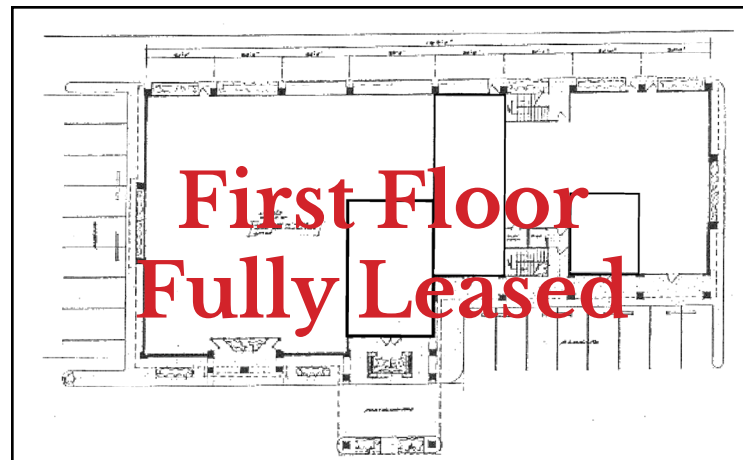


PARFUMELLE	6441
GOSS FITNESS	6445
GOSS FITNESS	6449
FIX IT PLANET	6451
HOME HEALTH CARE	6453
DFW LASER AESTHETICS	6455
HAIR ON THE COMMON	6459
VACANT - 724 SF	6461
FARMERS INSURANCE	6463
S&S BEVERAGE	6463-B
PINTAIL PRODUCTIONS	6467

RENTAL RATES:
 \$14.00/SF
 Gross + Electric

TERM:
 3-5 years

FINISH OUT:
 Negotiable



COLONIAL COMMERCIAL REAL ESTATE • www.ColonialCRE.com
 3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



COLONIAL
 COMMERCIAL REAL ESTATE, LLC

AREA RETAILERS



COLONIAL COMMERCIAL REAL ESTATE • www.ColonialCRE.com

3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

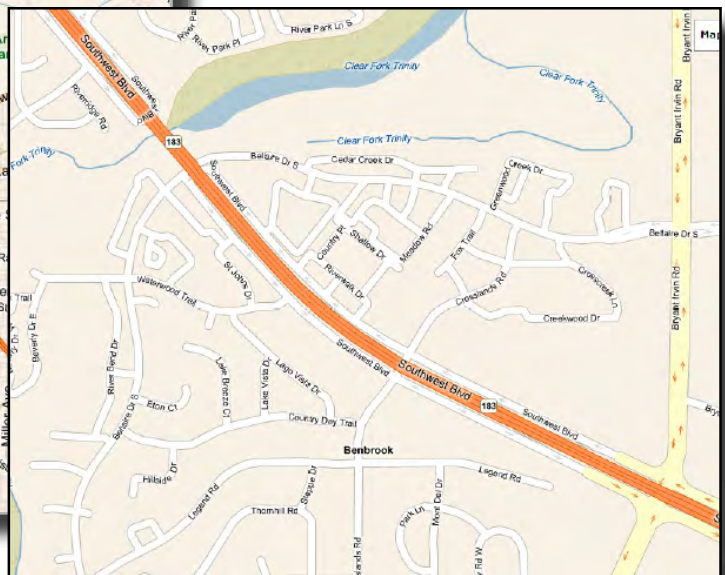
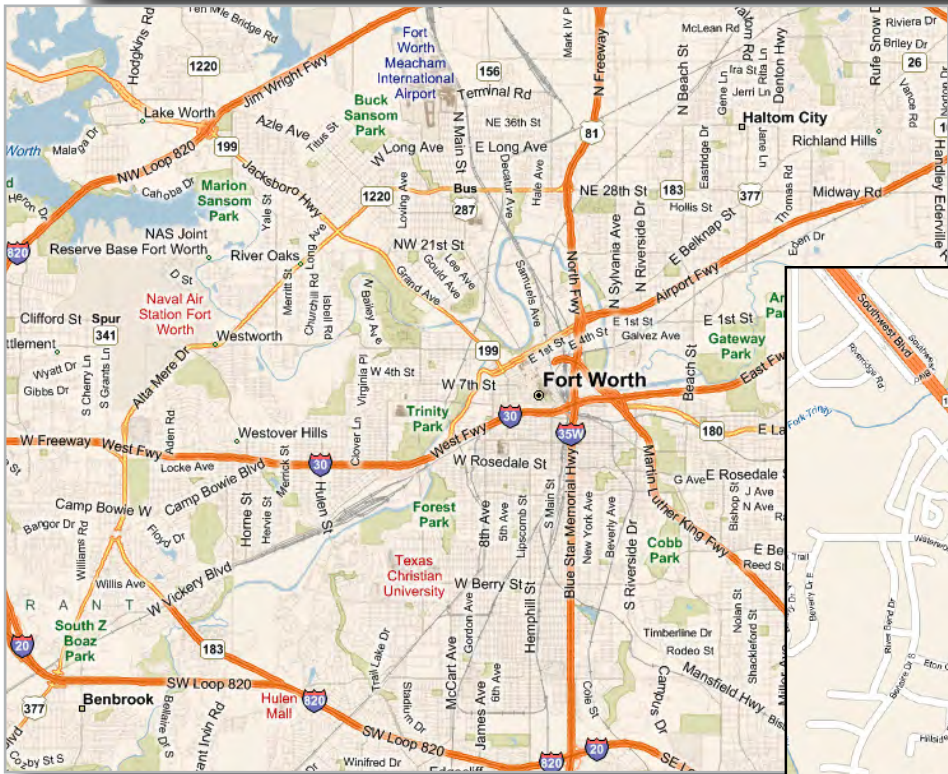
The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



COLONIAL
COMMERCIAL REAL ESTATE, LLC

REGIONAL MAP

6451 Southwest Blvd, Benbrook, TX 76132



COLONIAL COMMERCIAL REAL ESTATE • www.ColonialCRE.com

3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



COLONIAL
COMMERCIAL REAL ESTATE, LLC



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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date