



**FOR LEASE**

## Benbrook Shopping Center

8101 CAMP BOWIE WEST BLVD  
BENBROOK, TX 76116

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.



Building SqFt	113,835 SqFt
Year Built	1969
Lot Size (acres)	9.81
Parcel ID	31202-1-1
Zoning Type	Commercial
County	Tarrant
Frontage	876.00 Ft
Coordinates	32.722735,-97.456398

- ❖ 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
- ❖ Below market rates
- ❖ Covered sidewalk along entire store frontage
- ❖ Lighted parking lot with ample parking
- ❖ Endcap available located on Camp Bowie West Blvd.

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216



**TORI MATHEWS**  
Regional Property Manager

Direct: 210-801-8514  
tori@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZES(F)	TERM
#8155-C	Retail	\$ 15.00 SF/Yr	NNN	3,600 SF	Negotiable
#8155-B	Retail	\$ 9.50 SF/Yr	NNN	7,400 SF	Negotiable
#8139	Retail	\$ 12.00 SF/Yr	NNN	4,800 SF	Negotiable
#8129-B	Retail	\$ 8.50 SF/Yr	NNN	7,920 SF	Negotiable
#8129-A	Retail	\$ 9.09 SF/Yr	NNN	5,280 SF	Negotiable
#8105	Retail	\$ 10.00 SF/Yr	NNN	10,470 SF	Negotiable
#8141	Retail	\$ 12.00 SF/Yr	NNN	4,600 SF	Negotiable
#8125	Retail	\$ 19.00 SF Yr	NNN	1,100 SF	Negotiable
#8121	Retail	\$ 19.00 SF/Yr	NNN	1,100 SF	Negotiable

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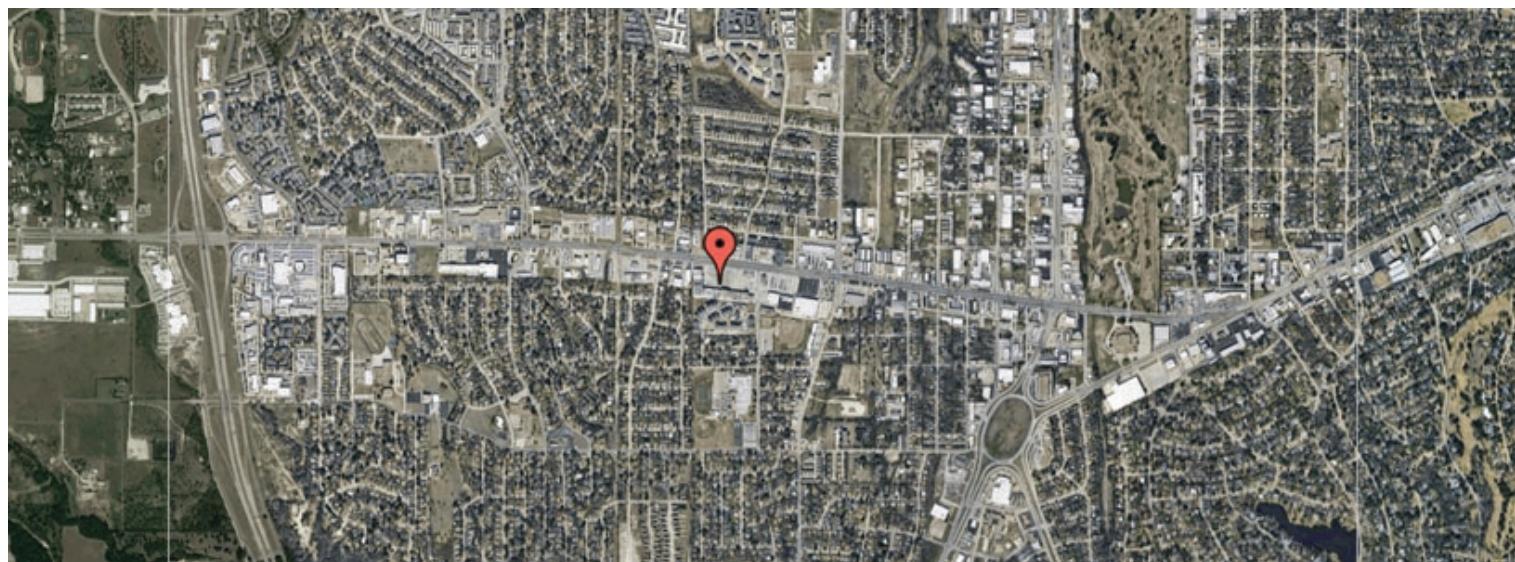
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,013	65,835	139,827
2010 Population	13,347	72,376	153,483
2022 Population	16,091	84,178	179,754
2027 Population	16,338	85,901	185,135
2022-2027 Growth Rate	0.31 %	0.41 %	0.59 %
2022 Daytime Population	15,192	82,288	190,826

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	891	3,750	6,005
\$15000-24999	654	2,973	5,001
\$25000-34999	1,003	3,781	6,706
\$35000-49999	763	4,545	8,823
\$50000-74999	1,168	6,962	14,644
\$75000-99999	936	4,389	9,947
\$100000-149999	654	4,838	11,808
\$150000-199999	100	1,994	5,337
\$200000 or greater	148	2,441	7,641
Median HH Income	\$ 46,247	\$ 57,684	\$ 67,709
Average HH Income	\$ 63,342	\$ 86,900	\$ 103,391

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,839	28,512	59,966
2010 Total Households	5,381	31,129	65,943
2022 Total Households	6,316	35,674	75,911
2027 Total Households	6,424	36,449	78,071
2022 Average Household Size	2.55	2.34	2.32
2022 Owner Occupied Housing	2,187	15,019	38,199
2027 Owner Occupied Housing	2,253	15,658	40,189
2022 Renter Occupied Housing	4,129	20,655	37,712
2027 Renter Occupied Housing	4,171	20,791	37,883
2022 Vacant Housing	601	3,291	6,865
2022 Total Housing	6,917	38,965	82,776



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Trade Area Demographic Profile | October 1st, 2022 - April 1st, 2023



## Benbrook Center

8101 Camp Bowie W Blvd, Benbrook, TX, United States

2019 Visits  
**97.5K**  
↓ -3.3% (2018)

2020 Visits  
**70.4K**  
↓ -27.8% (2019)

2021 Visits  
**133.4K**  
↑ +89.5% (2020)

Last 12 Months (as of Apr 1, 2023)  
**144.4K**

### Key Insights

Total Population  
**199,622**

# of Households  
**71,336**

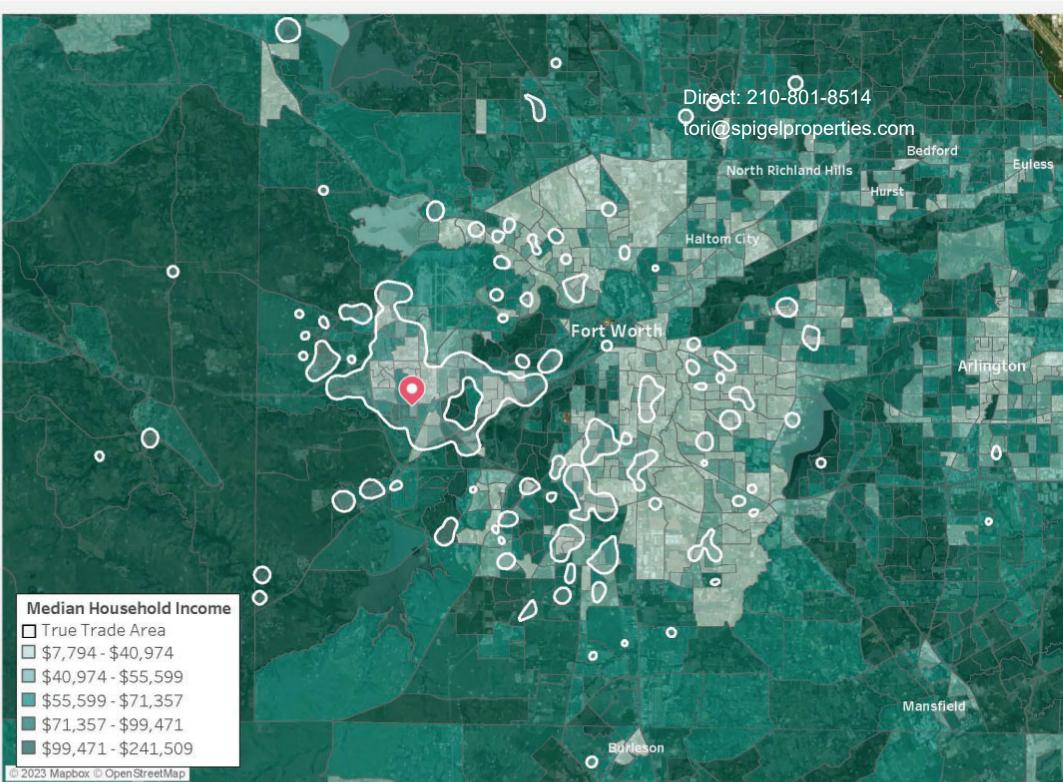
Median Age  
**32**

### Income

Household Average Income  
**\$66,495**

Household Median Income  
**\$49,126**

Average Income per Person  
**\$25,005**



\*True Trade Area and Demographic data is based on 70% traffic volume and 50 mi radius.

\*Demographic Data is aggregated at the Census Block Group and based on Census 2019 (ACS).

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## ABOUT FORT WORTH

Fort Worth is the fifth-largest city in the U.S. state of Texas and the 13th-largest city in the United States. It is the county seat of Tarrant County, covering nearly 350 square miles (910 km<sup>2</sup>) into four other counties: Denton, Johnson, Parker, and Wise. According to a 2022 United States census estimate, Fort Worth's population was 958,692.



### CITY OF FORT WORTH

COUNTY

TARRANT

### AREA

CITY	355.6 SQ MI
LAND	347.3 SQ MI
WATER	8.3 SQ MI
ELEVATION	653 FT

### POPULATION

POPULATION	918,915
ESTIMATE (2022)	958,692
RANK	13
DENSITY	AUTO SQ MI

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