



Retail ★ FOR LEASE

4782 Hulen Park Dr.
Fort Worth, TX, 76132

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AREA RETAILERS



PROPERTY FEATURES

- 32,100 SF Available
- 2.69 AC
- SW Loop 820 Frontage
- Large Open floor plan
- Heavy Industrial Power
- Clear Height 12’ 9”
- Positioned as an outparcel to Hulen Mall with direct access to I-20 and Loop 820, serving both commuter and neighborhood traffic.

LOCATION OVERVIEW

Former Rooms To Go building located on Hulen Park Drive in Fort Worth, offering excellent visibility and strong traffic exposure in a well-established retail Corridor. The property features a large, open showroom with a flexible layout, ample parking, and signage opportunities. Surrounded by dense residential neighborhoods and national retailers.

LEASING STRUCTURE

CONTACT BROKER

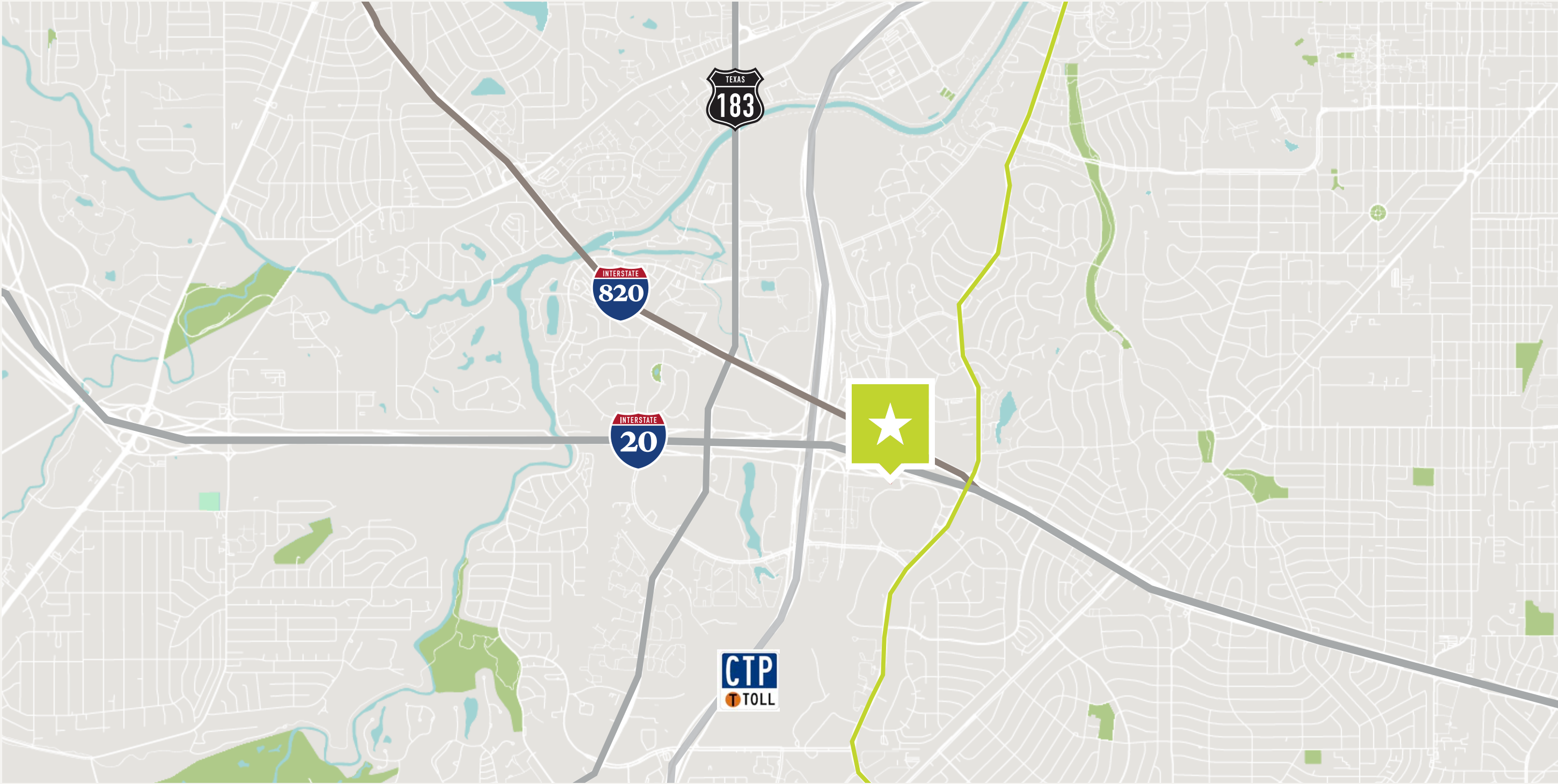
NNN BREAKDOWN

Insurance:	\$0.50 PSF
Property Taxes:	\$1.50 PSF
CAM:	\$0.90 PSF
Total:	\$2.90 PSF

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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
9K	107K	289K

INCOME

AVERAGE HOUSEHOLD INCOME

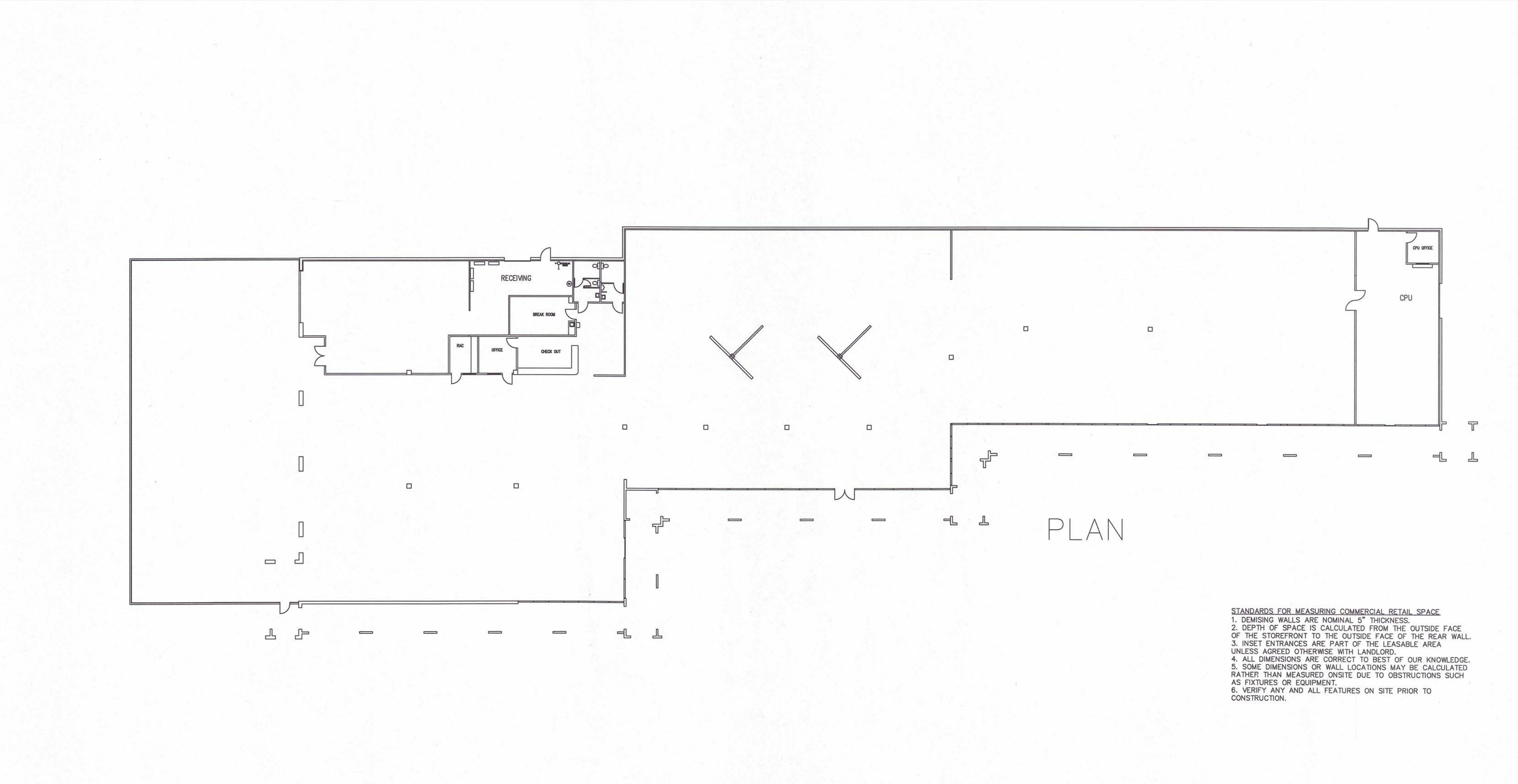
1 MILES	3 MILES	5 MILES
\$115K	\$115K	\$111K

MEDIAN AGE

AVERAGE AGE OF POPULATION

1 MILES	3 MILES	5 MILES
35.4	35.9	35.6

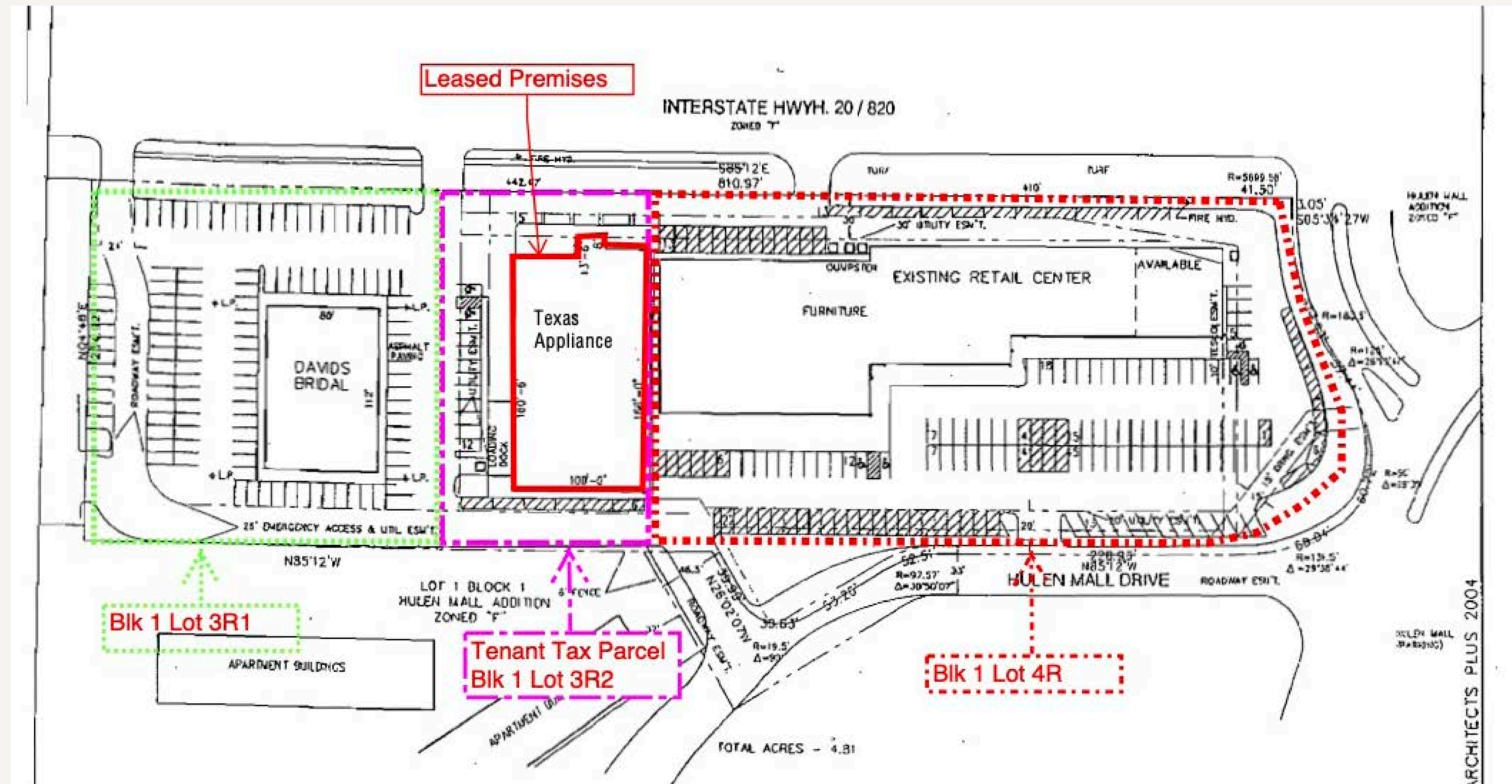
FLOORPLAN



4782 HULEN PARK DR

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SITE PLAN



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Relentlessly Pursuing What Matters

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