

FLEX SPACE/RETAIL

10450 E. Bankhead | Aledo, TX

FOR LEASE



PLEASE CONTACT BROKER FOR RATES

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LEAGUE Commercial

THE SPACE

Location

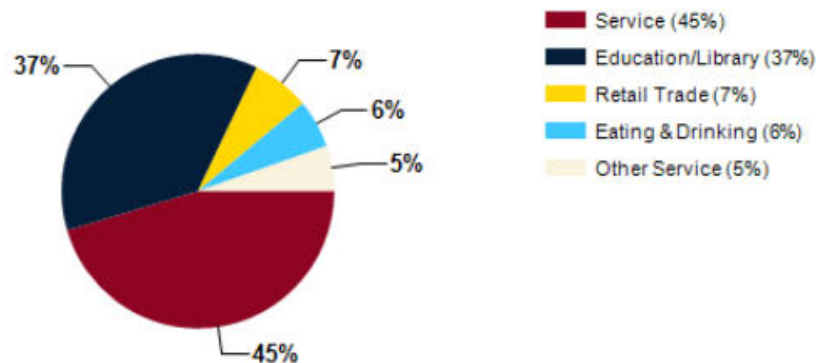
10450 E. Bankhead
Aledo, TX 76008

HIGHLIGHTS

- **5,000 SF Flex/Retail For Lease Available May 2026**
- **Prime Location in a Fast Growing Market:** The location is right off Bankhead Hwy, which has 6,000 VPD, and near Aledo High School and Elementary School. It is also surrounded by several new housing developments and within minutes of national retailers.
- **Diverse Tenant Potential:** The flexible space is suitable for a variety of retail or office tenants.
- **Rapid Population Growth:** 3-Mile radius population is expected to grow more than 27% from 2026-2031.
- **Affluent Demographics:** Average household incomes exceed \$180,000 within 1-3 miles, supporting strong retail demand.



Major Industries by Employee Count



POPULATION

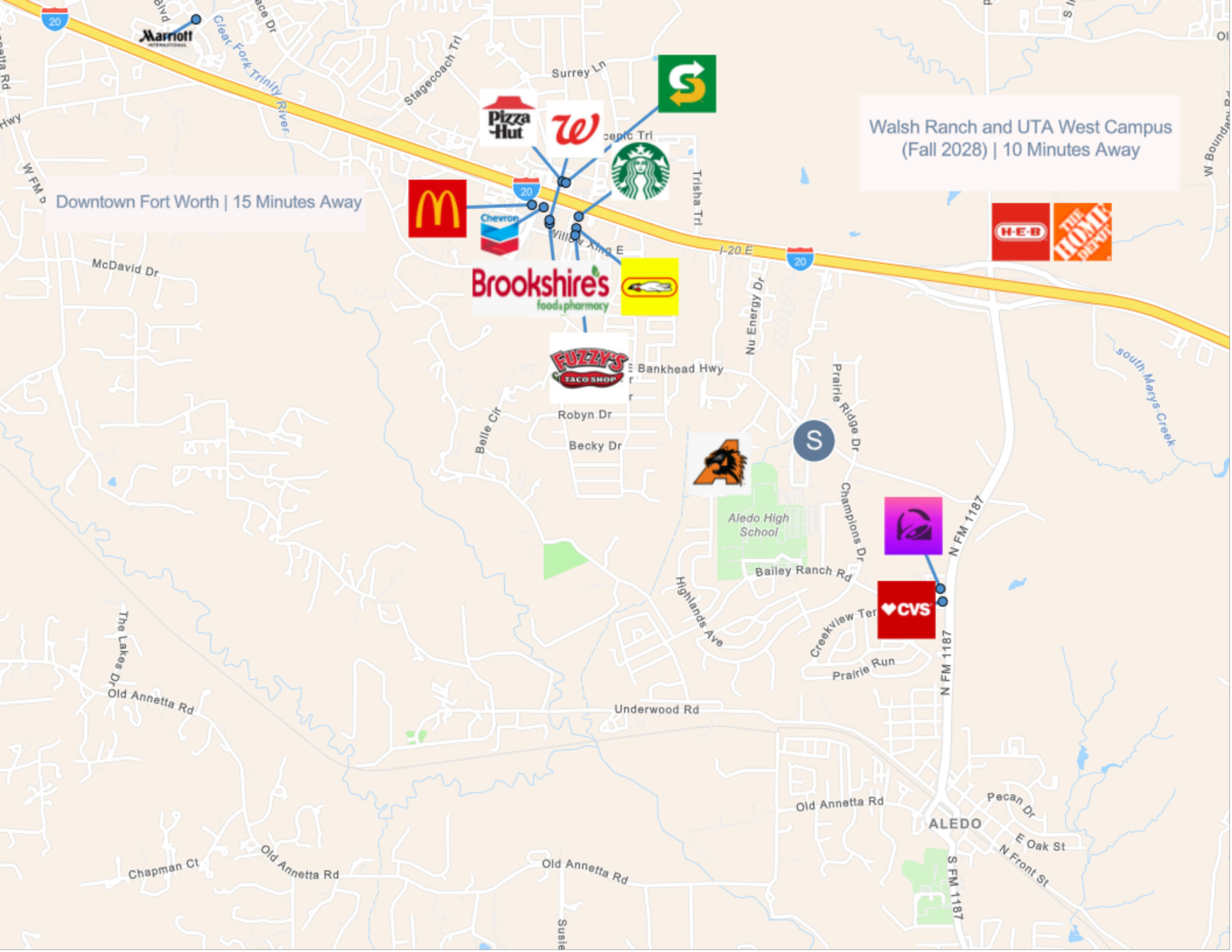
| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | 3,534 | 20,353 | 34,758 |

AVERAGE HOUSEHOLD INCOME

| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | \$181,205 | \$187,783 | \$178,526 |

NUMBER OF HOUSEHOLDS

| | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
| | 1,120 | 6,564 | 11,595 |

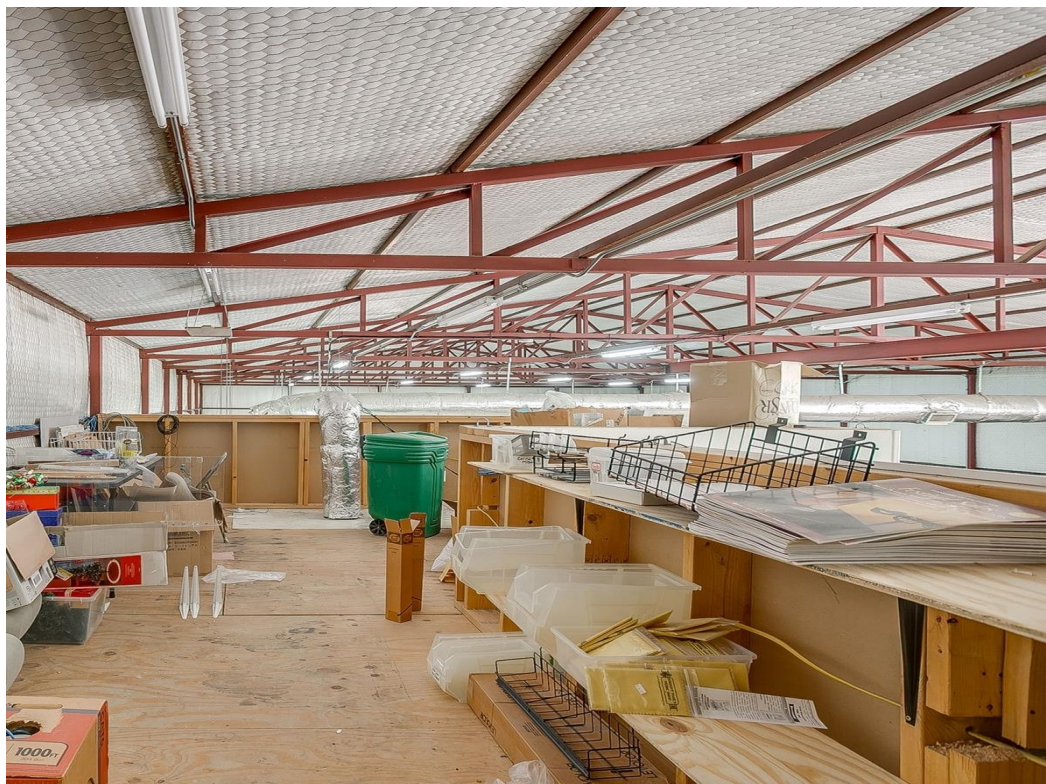


Walsh Ranch and UTA West Campus
(Fall 2028) | 10 Minutes Away

Downtown Fort Worth | 15 Minutes Away



ALEDO



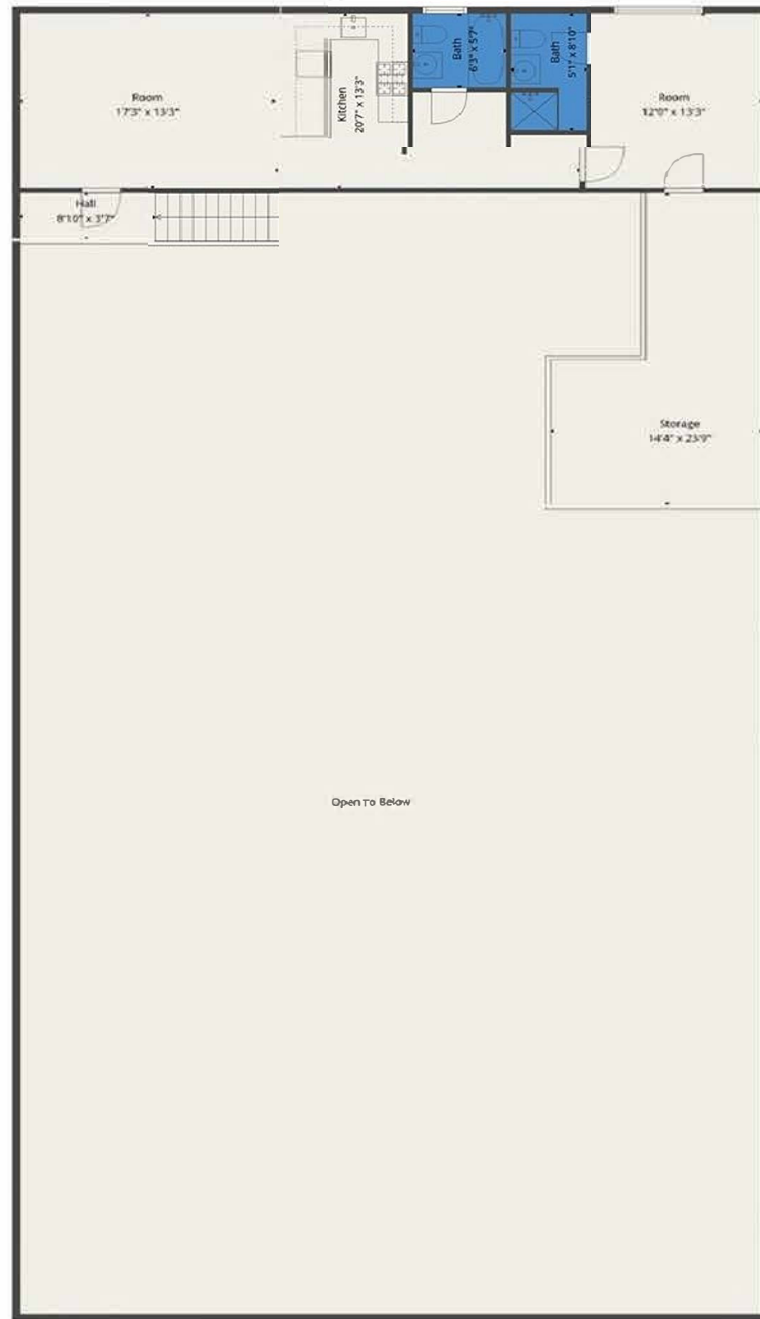
12' Door

100' Deep



50' Wide

First Floor

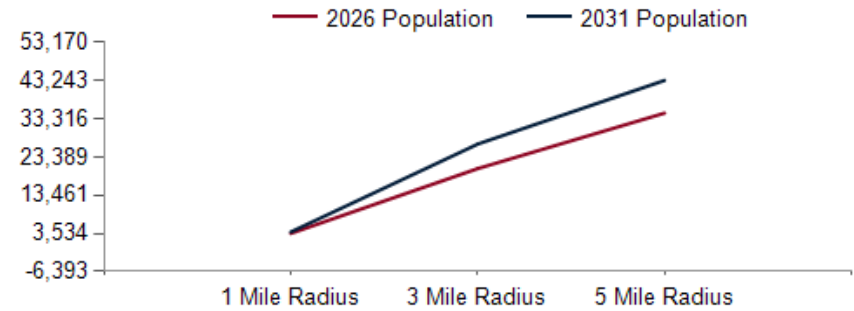


Second Floor

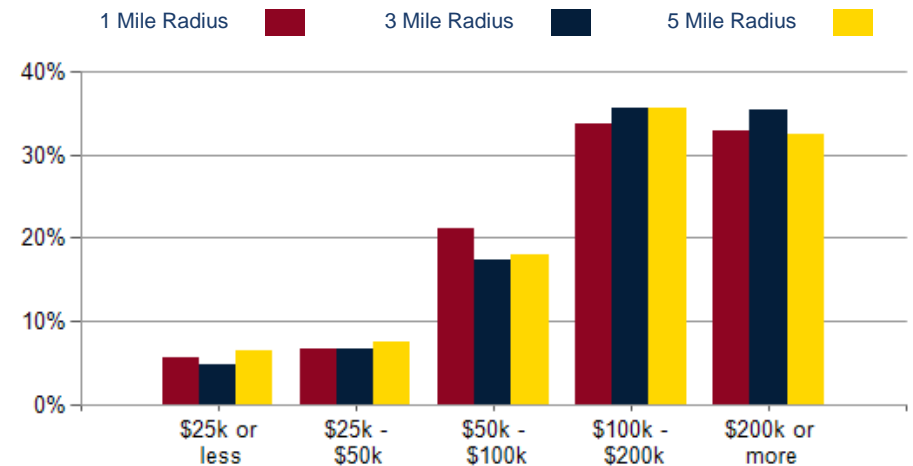
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 1,488 | 5,428 | 11,771 |
| 2010 Population | 1,821 | 7,963 | 17,428 |
| 2026 Population | 3,534 | 20,353 | 34,758 |
| 2031 Population | 3,900 | 26,714 | 43,243 |
| 2026 African American | 32 | 428 | 634 |
| 2026 American Indian | 22 | 113 | 202 |
| 2026 Asian | 59 | 446 | 614 |
| 2026 Hispanic | 526 | 2,660 | 4,498 |
| 2026 Other Race | 189 | 742 | 1,316 |
| 2026 White | 2,853 | 16,512 | 28,468 |
| 2026 Multiracial | 372 | 2,096 | 3,497 |
| 2026-2031: Population: Growth Rate | 9.95% | 27.95% | 22.35% |

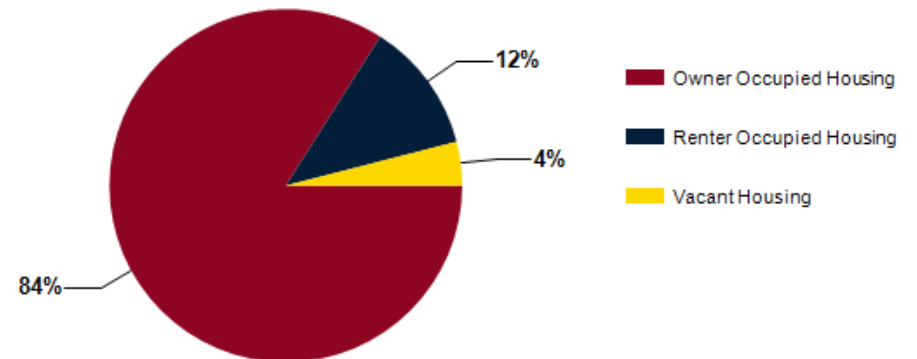
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 35 | 175 | 343 |
| \$15,000-\$24,999 | 29 | 137 | 402 |
| \$25,000-\$34,999 | 52 | 202 | 355 |
| \$35,000-\$49,999 | 22 | 240 | 505 |
| \$50,000-\$74,999 | 132 | 480 | 950 |
| \$75,000-\$99,999 | 105 | 663 | 1,137 |
| \$100,000-\$149,999 | 171 | 1,191 | 2,341 |
| \$150,000-\$199,999 | 206 | 1,150 | 1,793 |
| \$200,000 or greater | 368 | 2,324 | 3,768 |
| Median HH Income | \$152,239 | \$156,246 | \$143,800 |
| Average HH Income | \$181,205 | \$187,783 | \$178,526 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

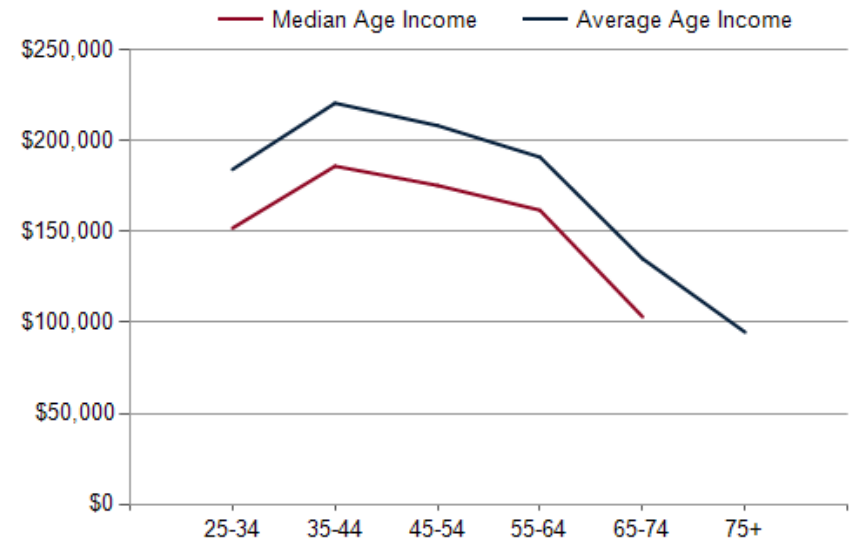
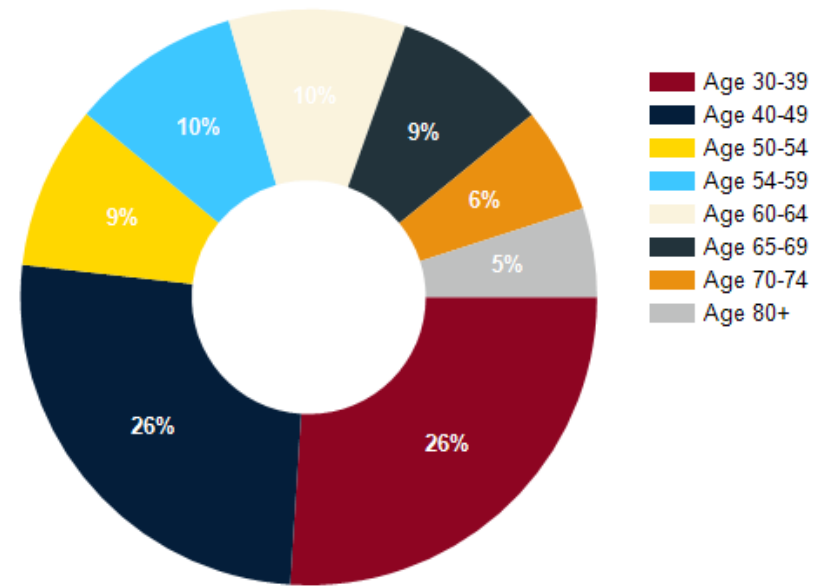


Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2026 Population Age 30-34 | 225 | 1,182 | 1,857 |
| 2026 Population Age 35-39 | 302 | 1,719 | 2,567 |
| 2026 Population Age 40-44 | 285 | 1,790 | 2,807 |
| 2026 Population Age 45-49 | 237 | 1,408 | 2,358 |
| 2026 Population Age 50-54 | 186 | 1,240 | 2,231 |
| 2026 Population Age 55-59 | 193 | 1,065 | 1,965 |
| 2026 Population Age 60-64 | 201 | 1,012 | 2,004 |
| 2026 Population Age 65-69 | 175 | 841 | 1,688 |
| 2026 Population Age 70-74 | 120 | 592 | 1,324 |
| 2026 Population Age 75-79 | 101 | 443 | 932 |
| 2026 Population Age 80-84 | 64 | 267 | 567 |
| 2026 Population Age 85+ | 25 | 133 | 352 |
| 2026 Population Age 18+ | 2,508 | 14,155 | 25,037 |
| 2026 Median Age | 37 | 36 | 38 |
| 2031 Median Age | 38 | 36 | 38 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$152,049 | \$151,408 | \$137,853 |
| Average Household Income 25-34 | \$184,337 | \$185,596 | \$175,639 |
| Median Household Income 35-44 | \$186,107 | \$181,476 | \$170,998 |
| Average Household Income 35-44 | \$220,813 | \$214,175 | \$204,659 |
| Median Household Income 45-54 | \$175,485 | \$184,458 | \$180,439 |
| Average Household Income 45-54 | \$208,459 | \$217,312 | \$214,227 |
| Median Household Income 55-64 | \$161,833 | \$166,011 | \$158,851 |
| Average Household Income 55-64 | \$191,054 | \$198,073 | \$192,947 |
| Median Household Income 65-74 | \$103,177 | \$106,104 | \$103,636 |
| Average Household Income 65-74 | \$135,163 | \$139,553 | \$133,423 |
| Average Household Income 75+ | \$94,712 | \$94,207 | \$91,866 |

Population By Age



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Exclusively Marketed by:



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