



FOR LEASE

River Oaks Shopping Center

4817 RIVER OAKS BLVD
RIVER OAKS, TX 76114

River Oaks Shopping Center, 20,129 square foot retail center located in the affluent and rapidly growing community of River Oaks, TX. The center is composed of a mix of national and regional quick service restaurants, personal care, and service tenants.

River Oaks Shopping Center has great exposure on River Oaks's Retail Corridor attracting 16,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. River Oaks is one of the fastest growing cities in the US making this a very desirable location to invest in.

The center's premier location, strong tenancy, and high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics.



Building SqFt	20,129 SqFt
Year Built	1945
Lot Size (acres)	1.71
Parcel ID	34510-25-A
Zoning Type	Commercial
County	Tarrant
Frontage	341.00 Ft
Coordinates	32.778300,-97.392330

- ❖ Excellent visibility from River Oaks Blvd and Surrounding Businesses
- ❖ Signage opportunities visible along a high-traffic street
- ❖ Glass storefronts with aluminum frames
- ❖ Below market rates
- ❖ Easy ingress & Egress
- ❖ Covered sidewalk along entire store frontage
- ❖ The site also benefits from its positioning in an extremely dense and growing residential area
- ❖ Population of 309,756 within a 5-mile radius of River Oaks Shopping Center

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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



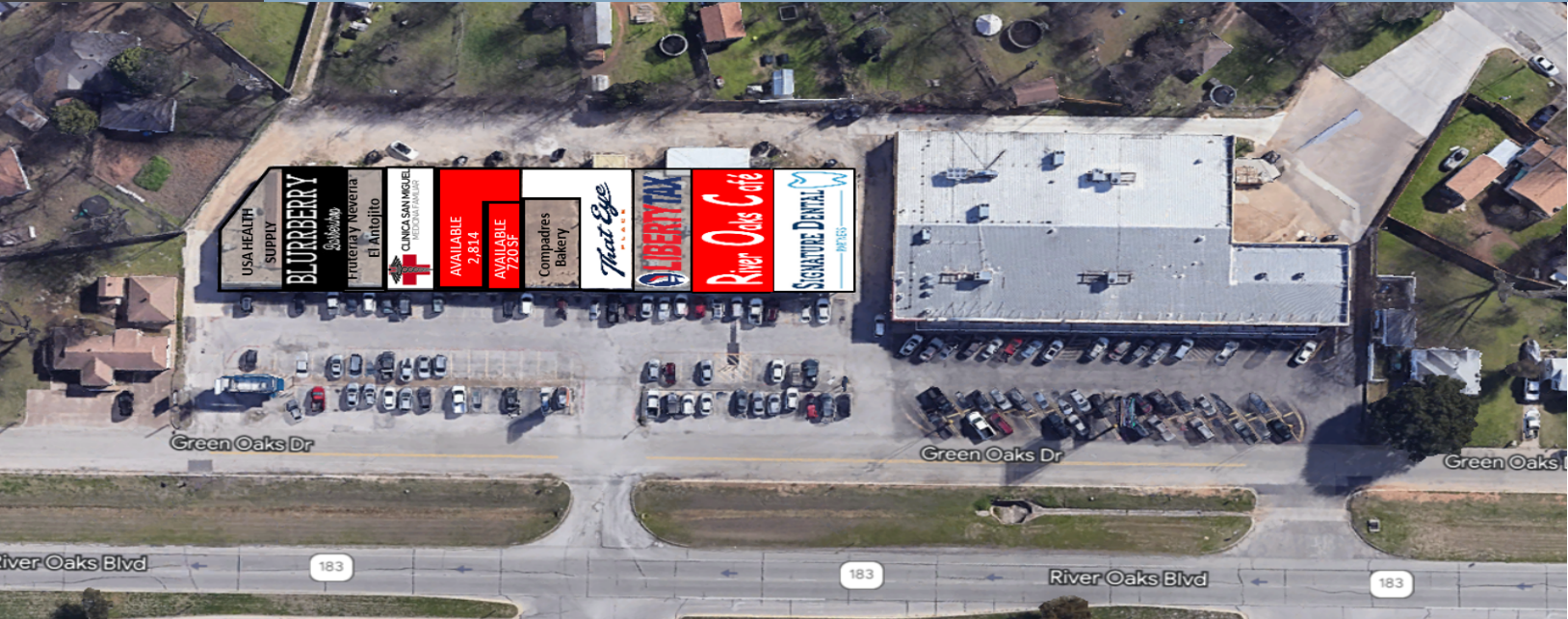
TORI MATHEWS
Regional Property Manager

Direct: 210-801-8514
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#4823	Retail	\$13.50 SF/Yr	NNN	720 SF	Negotiable
#4821	Retail	\$9.50 SF/Yr	NNN	2,814 SF	Negotiable

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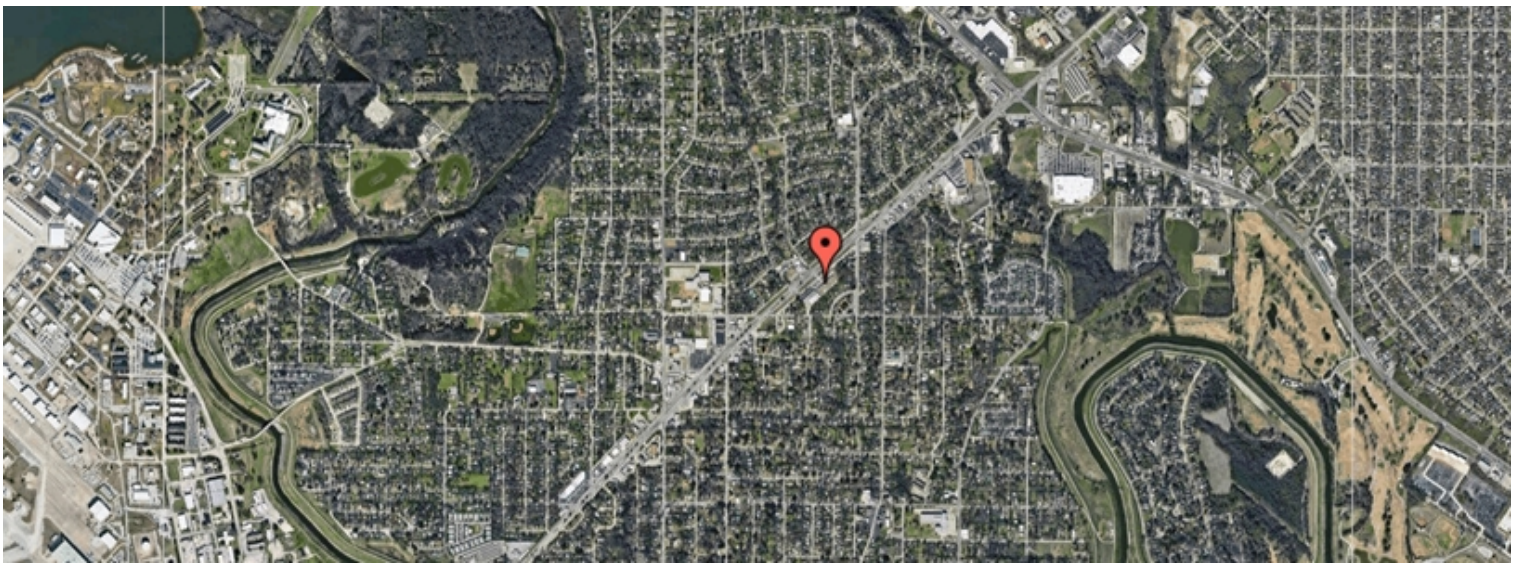
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,627	74,606	170,698
2010 Population	11,309	76,748	183,567
2022 Population	11,643	85,268	217,052
2027 Population	11,629	87,126	224,356
2022-2027 Growth Rate	-0.02 %	0.43 %	0.66 %
2022 Daytime Population	9,912	88,089	309,756

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	280	2,906	7,636
\$15000-24999	356	2,555	6,222
\$25000-34999	630	3,565	7,892
\$35000-49999	597	3,658	9,652
\$50000-74999	1,002	6,697	16,338
\$75000-99999	585	4,084	10,974
\$100000-149999	255	3,562	11,389
\$150000-199999	173	1,832	5,818
\$200000 or greater	134	2,537	6,540
Median HH Income	\$ 52,274	\$ 58,719	\$ 62,603
Average HH Income	\$ 70,852	\$ 91,028	\$ 93,943

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,996	25,519	60,774
2010 Total Households	3,899	26,552	67,215
2022 Total Households	4,012	31,396	82,466
2027 Total Households	4,012	32,173	85,664
2022 Average Household Size	2.9	2.64	2.53
2022 Owner Occupied Housing	2,441	15,676	40,635
2027 Owner Occupied Housing	2,484	16,174	42,399
2022 Renter Occupied Housing	1,571	15,720	41,831
2027 Renter Occupied Housing	1,528	15,999	43,265
2022 Vacant Housing	227	3,011	9,420
2022 Total Housing	4,239	34,407	91,886



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ABOUT RIVER OAKS

River Oaks is a city in Tarrant County, Texas, United States. Its population was 7,623 at the 2020 census. The City of River Oaks is approximately 1.9 square miles in area on the west side of the Dallas-Fort Worth Metroplex in North Central Texas. River Oaks is a suburban city, but it is located within the five-mile radius loop defined by Interstate Loop 820 around Fort Worth, in Tarrant County, Texas.



CITY OF RIVER OAKS

COUNTY TARRANT

AREA

CITY 2 SQ MI
LAND 2 SQ MI
ELEVATION 600 FT

POPULATION

POPULATION 7,427
ESTIMATE (2019) 7,630
DENSITY 3,780.97 SQ MI

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