

# FOR LEASE

## 2ND GEN MEDICAL OFFICE BUILDING



**4900 Overton Ridge Blvd - Ste. 210 & 214 Fort  
Worth, TX 76132**

## DEMOGRAPHICS

### 2024

1 mile population - 10,357  
3 mile population - 111,543  
5 mile population - 288,887

### 2029

1 mile population - 10,905  
3 mile population - 117,622  
5 mile population - 305,438

### Avg. Household Income

1 mile - \$73,950  
3 mile - \$96,347  
5 mile - \$91,505







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## Highlights

- Conveniently located near the heavily traveled intersection of Hulen Street and Overton Ridge Blvd., servicing the dynamic and rapidly growing Fort Worth Community
- Easily Accessible - Less Than 1 Mile from I-20, and Chisolm Trail Pkwy
- Located next to the recently renovated Hulen Mall, Tarrant County's Premier Enclosed Mall.

## Additional Info

- Available immediately
- NNN EST: \$8.55
- Base Rent: \$18/SF



# STE 210 - 2<sup>nd</sup> Gen Dental

- 1,350 sq ft
- Features a waiting area and a reception area
- Four operatories, a small private office, and a break room
- Could accommodate a larger private office
- Base rent: \$18/sq ft
- CAM: \$8.55/sq ft





# Suite 214 - 2<sup>nd</sup> Gen Dental

- (1575 sq ft)
- 3 operatories, 2 additional rooms
- Balcony
- Base rent: \$18/sq ft
- CAM: \$8.55/sq ft





# Contact Info



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