

FOR LEASE

2ND GEN MEDICAL OFFICE BUILDING

ASHTON GRAY



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**





at home



Ronald Reagan Memorial Pkwy



HOMEWOOD SUITES by Hilton



The Retreat at Chisolm Ranch



HULEN MALL

Chishom Trail Pkwy (Toll Road)

SITE

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

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 - 2nd 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 - 2nd 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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