

Retail ★ FOR LEASE

9555 HARMON ROAD FORT WORTH, TX 76117



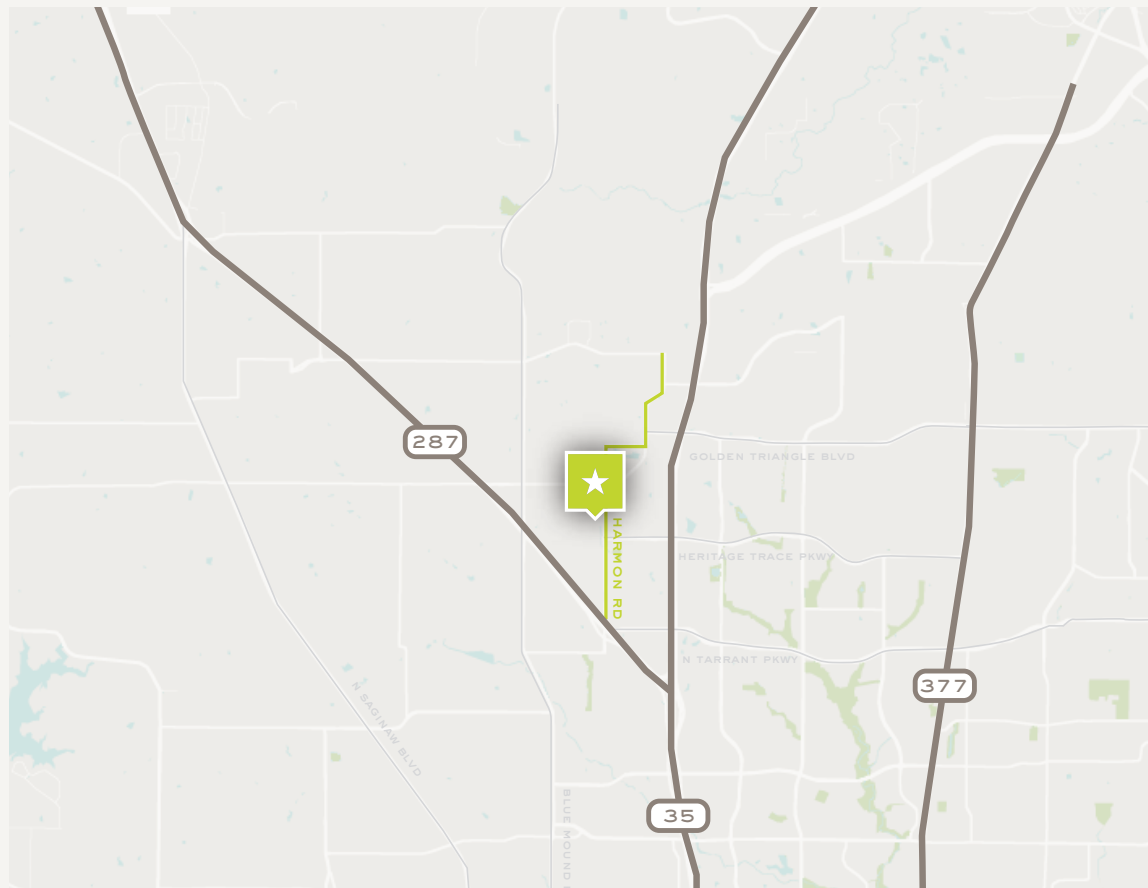
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PROPERTY FEATURES

- Total Space Available: 7,976 SF (Buildings B and C)
 - Building B: 6,908 SF (divisible from 1,200 SF)
 - Building C: 1,147 SF
- Zoning Allows for Most Commercial & Retail Uses
- 180 Parking Spaces
- Outdoor Patio Space Available
- Core and Shell Delivered

LOCATION OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

LEASE STRUCTURE

\$38.50 NNN
ESTIMATED \$8.50 NETS

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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
14K	98K	246K

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$104K	\$116K	\$108K

AVERAGE HOUSING UNITS

1 MILE	3 MILES	5 MILES
5K	32K	82K

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RETAIL MAP



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BUILDING B - 6,908 SF AVAILABLE

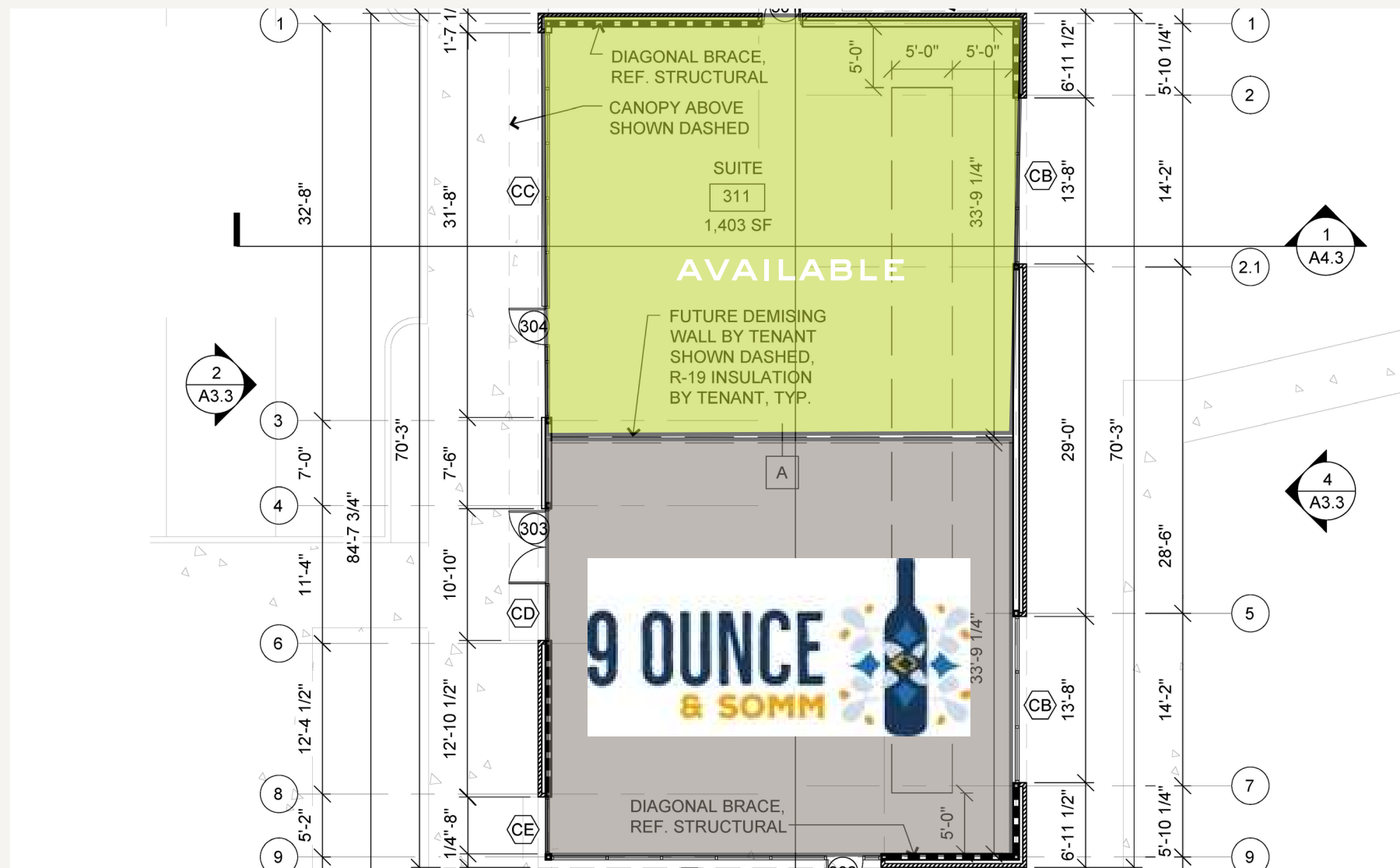


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BUILDING C - 1,147 SF AVAILABLE





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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