

LEASE

Cherry Tree Plaza

1700 S CHERRY LANE

Fort Worth, TX 76108

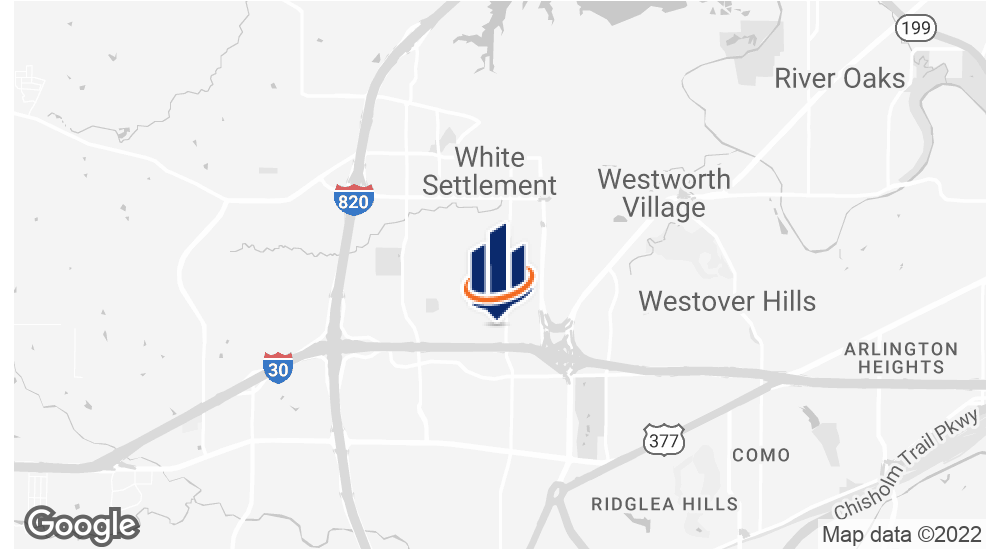
PRESENTED BY:

JOHN JONES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 - 12.00 SF/yr (NNN)
BUILDING SIZE:	61,120 SF
AVAILABLE SF:	980 - 8,475 SF
YEAR BUILT:	1985
ZONING:	C-C, Corridor Commercial

PROPERTY OVERVIEW

If you're looking for a strong location with high growth, then Cherry Tree Plaza is the perfect location for you! Situated in a retail-dense corridor just west of the historic Ridgmar area of Fort Worth, this property benefits from high demographics and is minutes from Loop 820 and I-20.

PROPERTY HIGHLIGHTS

- Excellent Location at I-30 & Cherry Lane
- Area Traffic Generators Include: Ridgmar Mall, Academy Sports, Dirt Cheap, Lockheed Martin, and Flight Deck.
- Strong Demographics & Above Average Household Income within 5-Mile Radius of \$81,390
- Population Within a 5-Mile Radius is Expected to Grow an Additional 9.12%
- Situated in the highly dense area of West Fort Worth
- NWQ of South Cherry Lane and I-30
- Abundant Parking
- Signalized Intersection

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COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

BUILDING NAME	Cherry Tree Plaza
STREET ADDRESS	1700 S Cherry Lane
CITY, STATE, ZIP	Fort Worth, TX 76108
COUNTY	Tarrant
CROSS-STREETS	Western Hills Blvd.

BUILDING INFORMATION

OCCUPANCY %	60%
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1985

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	980 - 8,475 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$10.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	7,700 SF	NNN	\$10.00 SF/yr
Suite 101	Available	980 SF	NNN	\$12.00 SF/yr
Suite 102	Available	1,142 SF	NNN	\$12.00 SF/yr
Suite 103	Available	3,900 SF	NNN	\$12.00 SF/yr
Suite 107	Available	1,250 SF	NNN	\$12.00 SF/yr
Suite 110	Available	1,225 SF	NNN	\$12.00 SF/yr
Suite 202	Available	8,475 SF	NNN	\$10.00 SF/yr

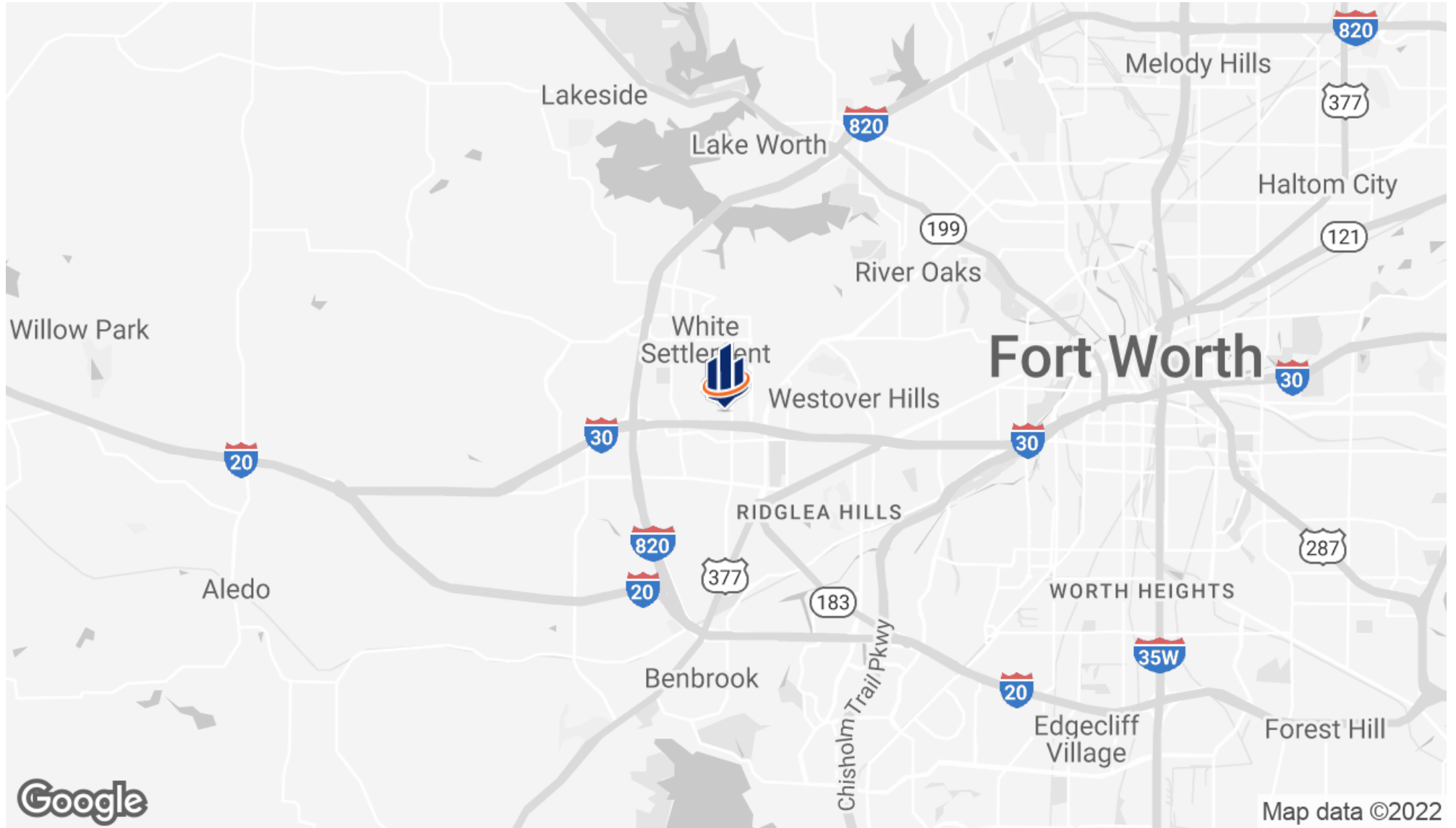
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

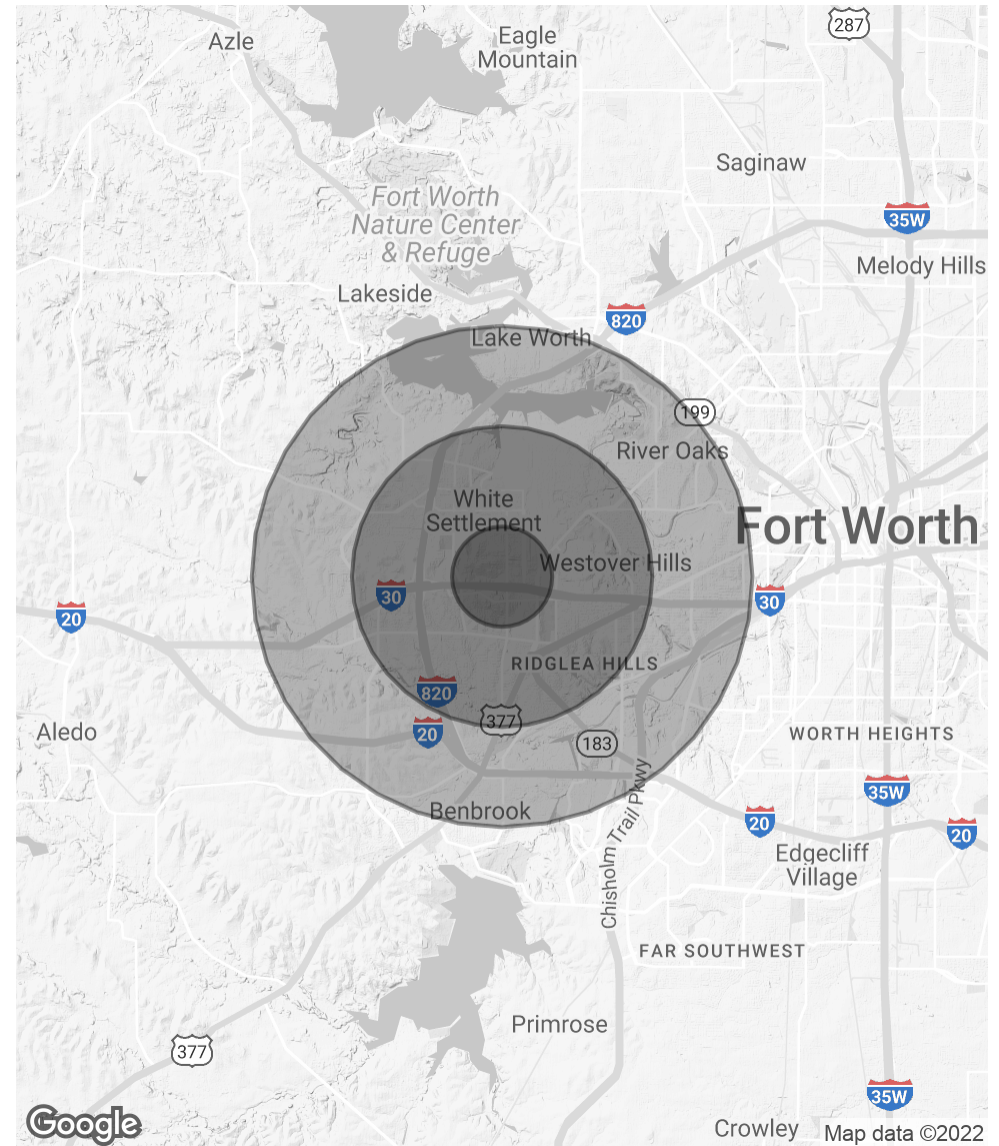
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,467	74,202	145,406
AVERAGE AGE	35.1	35.8	36.4
AVERAGE AGE (MALE)	33.5	33.8	34.4
AVERAGE AGE (FEMALE)	36.8	37.4	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,623	30,036	60,340
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$43,307	\$59,823	\$66,731
AVERAGE HOUSE VALUE	\$96,002	\$168,441	\$180,863

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



JOHN JONES

Advisor / Property Manager

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PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

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