

HERITAGE TRACE PLAZA

3529 HERITAGE TRACE PARKWAY
FORT WORTH, TX 76244

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

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PROPERTY DESCRIPTION

Heritage Trace Plaza is located in the affluent and rapidly-growing Alliance Corridor of North Ft. Worth. The center features a family-focused mix of service oriented tenants and dining options, including McAlister's Deli, FedEx Office, Don Taco, Blink Fitness, Code Ninjas, Spicar Martial Arts, Aqua Tots and Heritage Music School among many others.

PROPERTY HIGHLIGHTS

- Just East of I-35 W at Heritage Trace Parkway
- Close to Interstate Highways 20, 30, and Texas Highways 114 and 170
- Near Texas Health Harris Methodist Hospital Alliance
- Minutes away from Alliance Town Center and Heritage Amenity Center
- Near Timberwood Middle School and Keller ISD Education Center

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OFFERING SUMMARY

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Available SF: | 1,400 - 1,657 SF |
| Lot Size: | |
| Building Size: | 70,431 SF |
| Vehicles Per Day: | 16000 |
| Major Tenants: | McAlister's Deli, Mooyah Burgers, FedEx Office, Blink Fitness, Aqua-Tots, Texas Health Resources, Quest Diag |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$100,535 | \$110,927 | \$105,941 |
| Total Population | 6,111 | 87,581 | 222,359 |
| Total Households | 2,609 | 30,129 | 77,489 |



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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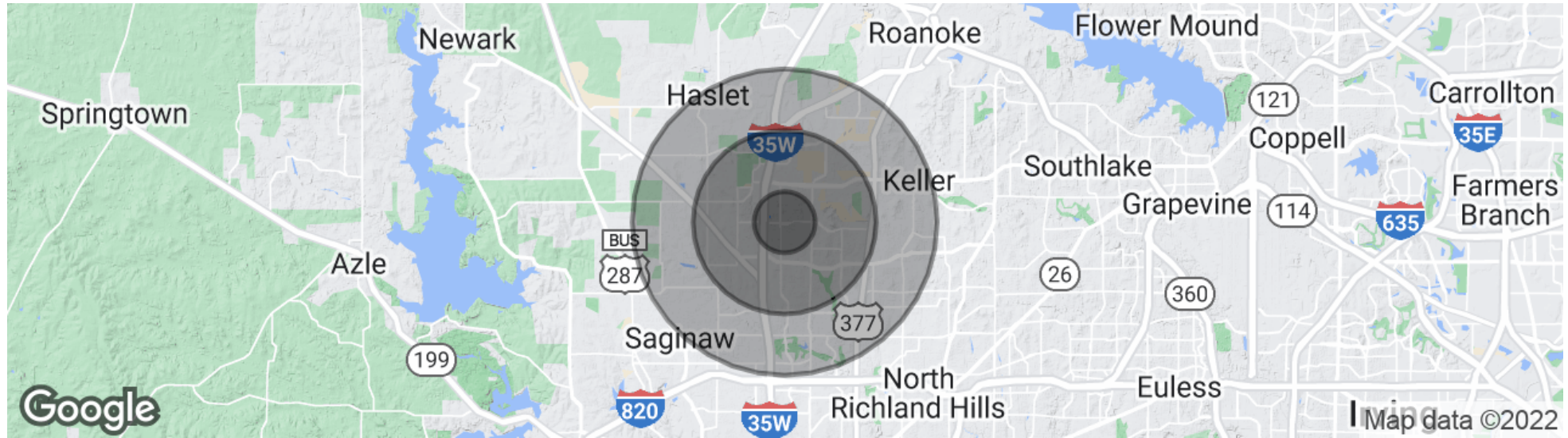
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 6,111 | 87,581 | 222,359 |
| Median age | 38.4 | 35.5 | 35.0 |
| Median age (Male) | 37.8 | 32.9 | 33.3 |
| Median age (Female) | 39.5 | 35.8 | 35.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,609 | 30,129 | 77,489 |
| # of persons per HH | 2.3 | 2.9 | 2.9 |
| Average HH income | \$100,535 | \$110,927 | \$105,941 |
| Average house value | \$629,116 | \$351,837 | \$295,302 |

* Demographic data derived from 2020 ACS - US Census

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