

# Retail/Office/Flex ★ LEASE

LanCarteCRE.com

## WEDGEWOOD VILLAGE SHOPPING CENTER

5100 - 5353 TRAIL LAKE DRIVE, FORT WORTH, TEXAS 76133



**LANCARTE**  
COMMERCIAL

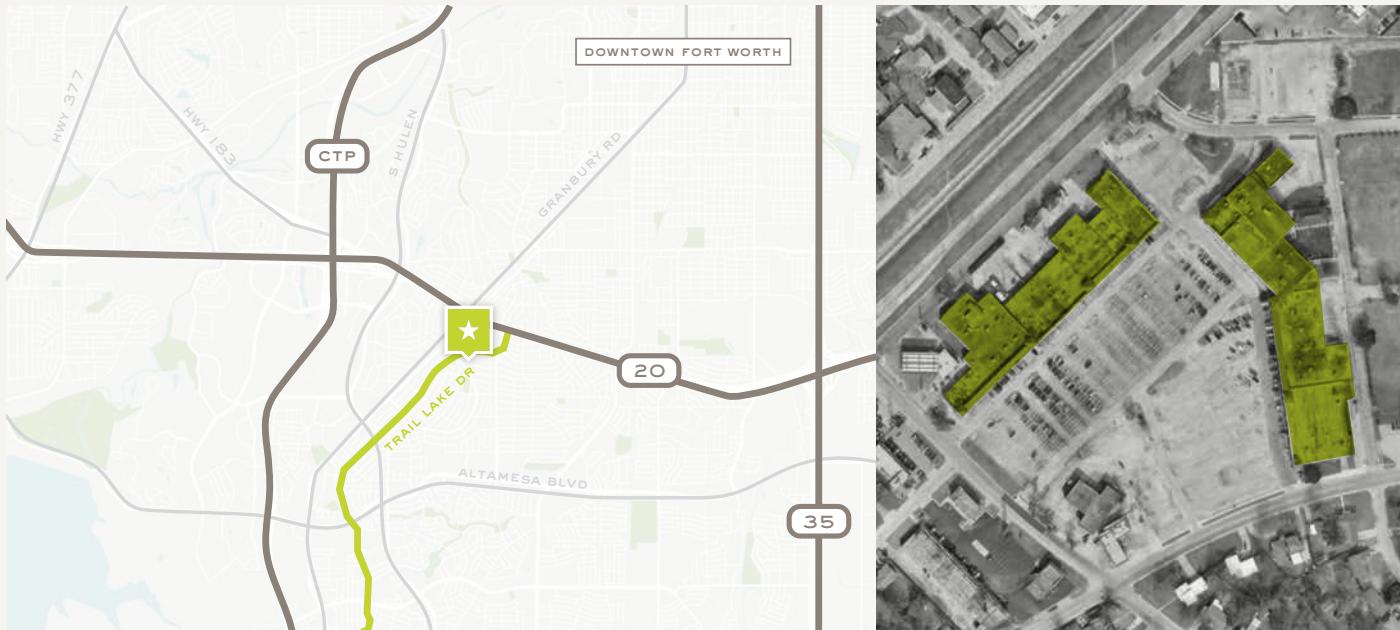
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## PROPERTY FEATURES

- Excellent Visibility from Granbury Rd, Trail Lake Dr. and I-20
- Heavy Parking (5.31/1,000)
- Anchor Tenants: Planet Fitness, Dollar General, Harbor Freight
- Flexible Terms

## LOCATION OVERVIEW

Located in southwest Fort Worth on the south side of I-20. Easy access to Chisholm Trail, I-20, Loop 820 and I-35.

## LEASING STRUCTURE

**\$12.00/SF**

*\*Contact Broker for Suite 5298 Pricing*

## AVAILABLE SPACES

SUITE 5274	<b>2,027 SF</b>	RETAIL
SUITE 5282	<b>2,607 SF</b>	RETAIL/OFFICE
SUITE 5298	<b>16,000 SF</b>	FORMER CHURCH
SUITE 5314	<b>11,326 SF</b>	RETAIL/OFFICE

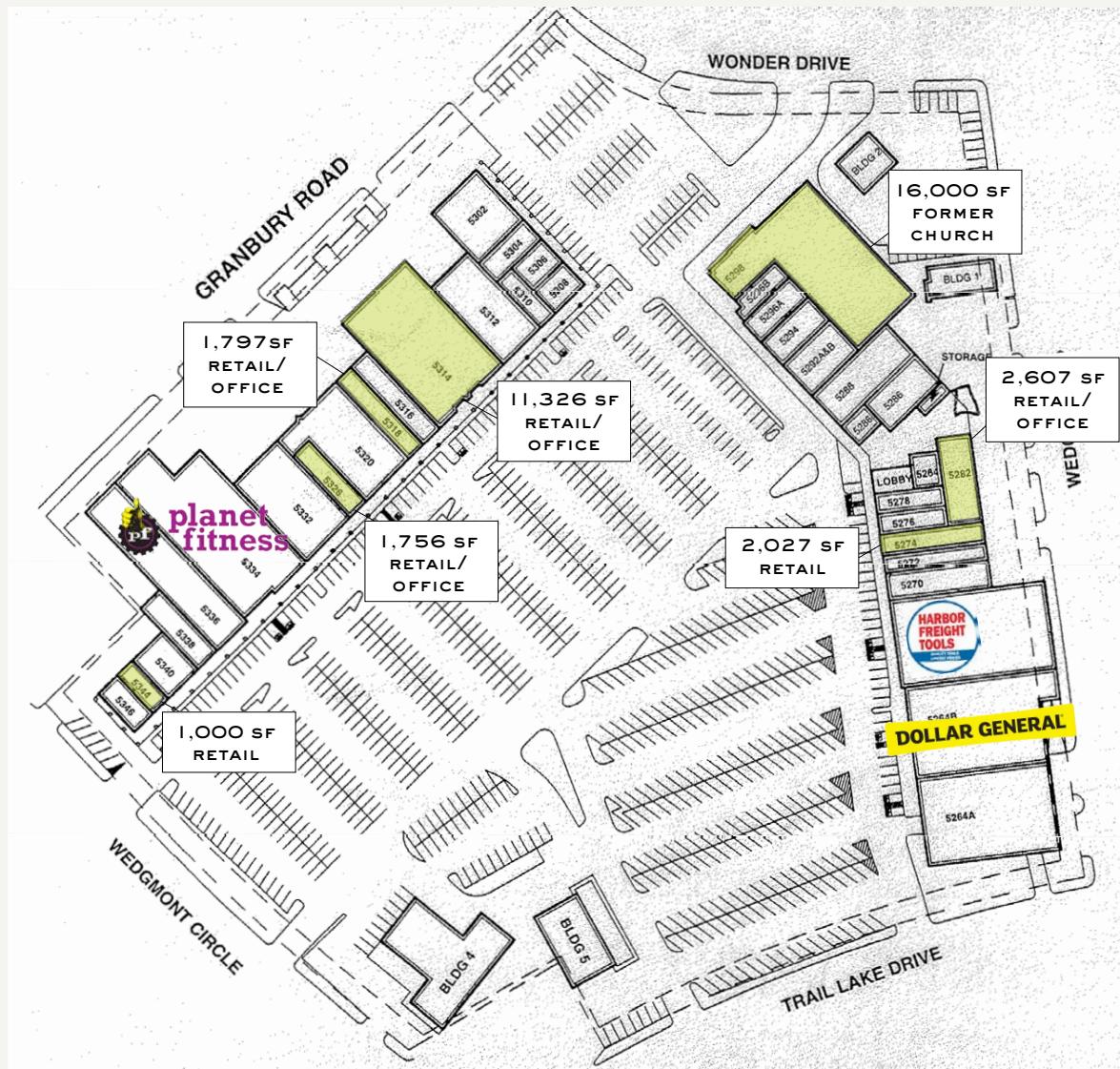
SUITE 5318	<b>1,797 SF</b>	RETAIL/OFFICE
SUITE 5326	<b>1,756 SF</b>	RETAIL/OFFICE
SUITE 5344	<b>1,000 SF</b>	RETAIL

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## SITE PLAN AND DEMOGRAPHICS



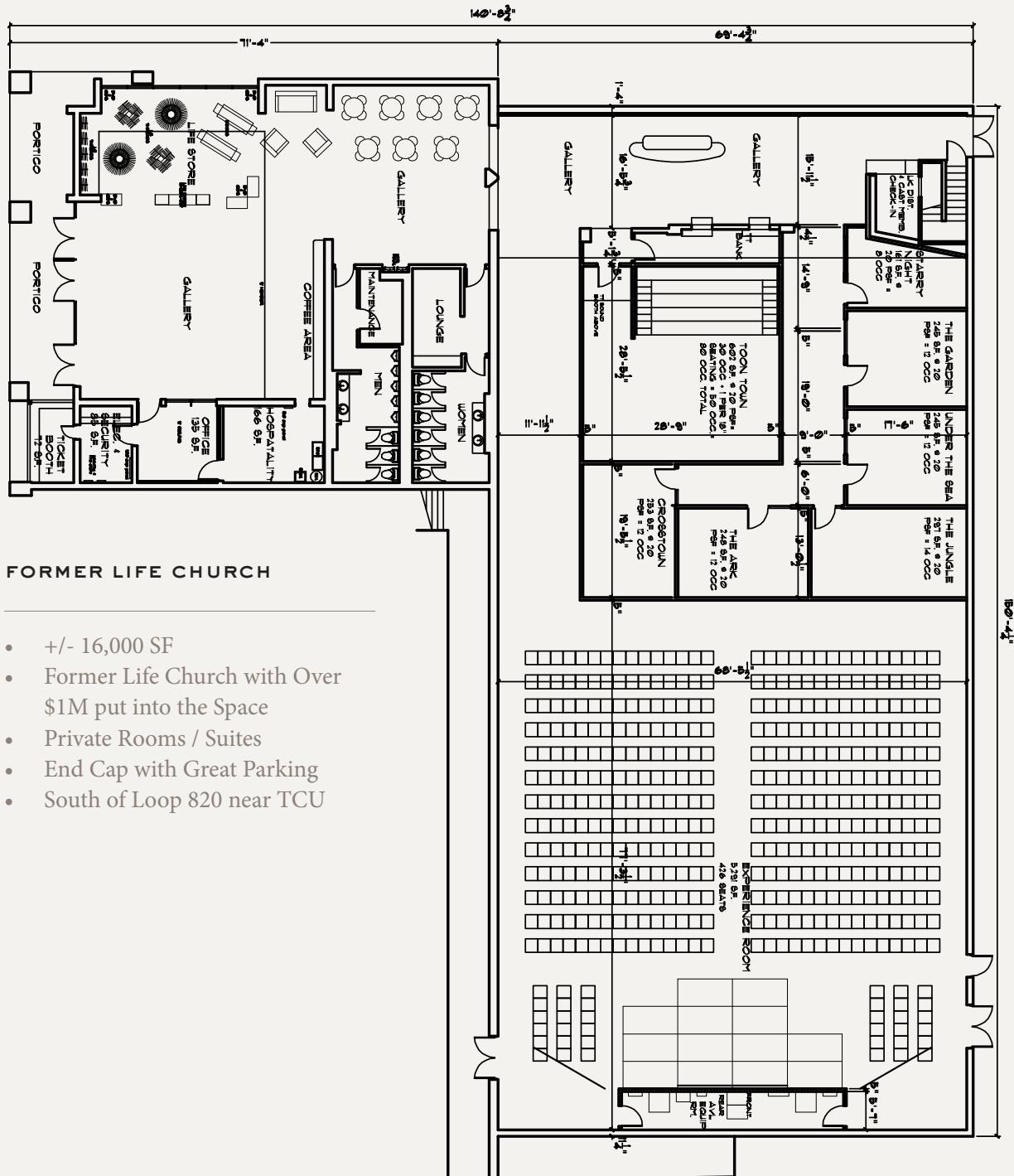
	1 Mile	3 Mile	5 Mile
Population:	11,678	128,488	277,416
Average Income:	\$88,441	\$80,023	\$80,538
Employment:	5,656	47,128	111,712
Granbury Rd. & Belden Ave.:	32,704 VPD		

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## SITE PLAN

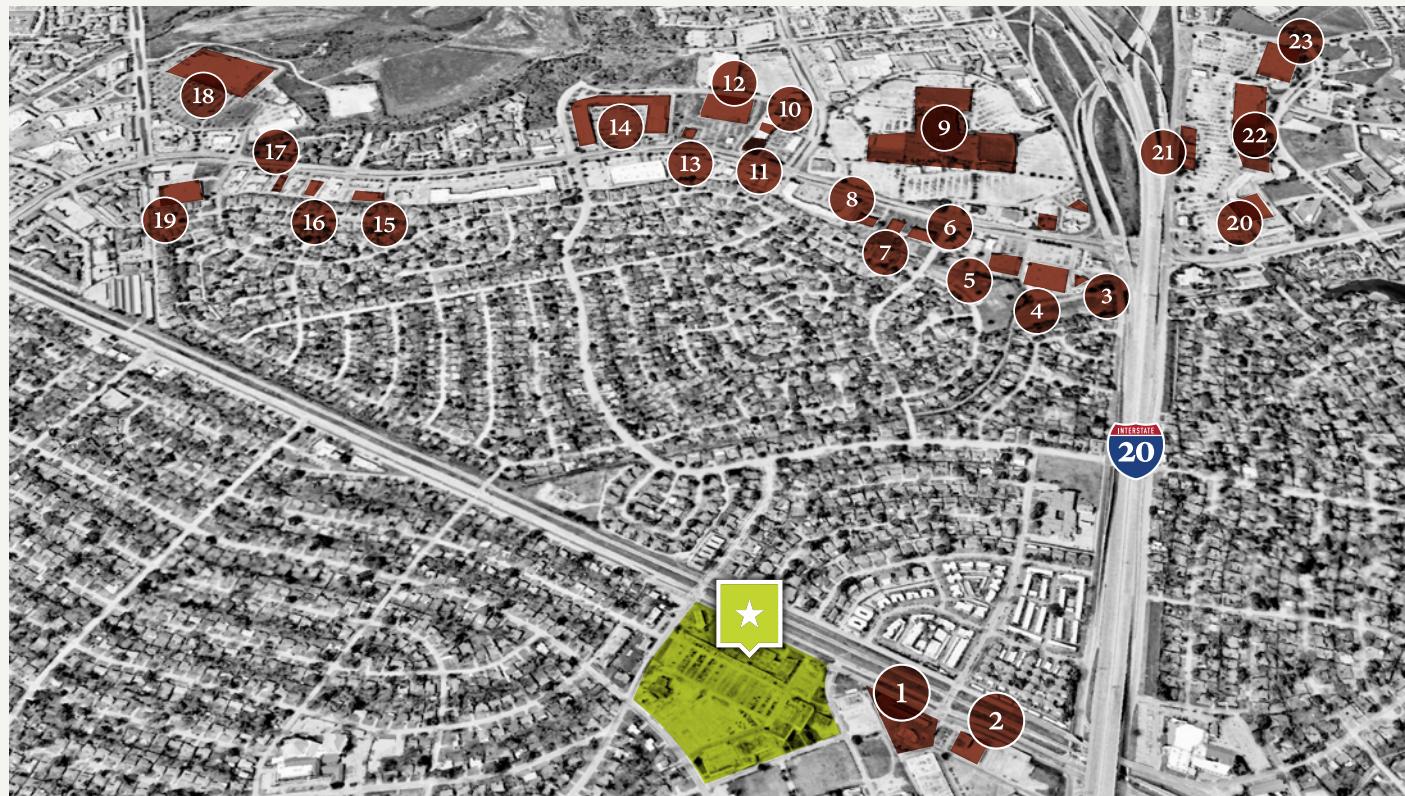


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## RETAIL MAP



1  QuikTrip

2  O'Reilly AUTO PARTS

3  McDonald's

4  Conn's  
HomePlus

5  ROSS  
DRESS FOR LESS

6  MATTRESS  
FIRM

7  Red Lobster

8  FIVE GUYS

9  Dillard's

 macy's

HULEN MALL  
+/- 118 stores

10  J.S. A. BANK

11  BARNES  
& NOBLE

12  HOBBY  
LOBBY

13  TORCHY'S

14  HULEN FASHION CENTER  
+/- 20 retailers

15  ALDI

16  AutoZone

17  Raising  
Cane's  
CHICKEN FINGERS

18  Walmart

19  HAVERTYS  
FURNITURE • EST 1885

20  SPROUTS  
FARMERS MARKET

21  Olive  
Garden  TEXAS  
ROADHOUSE

22  HomeGoods

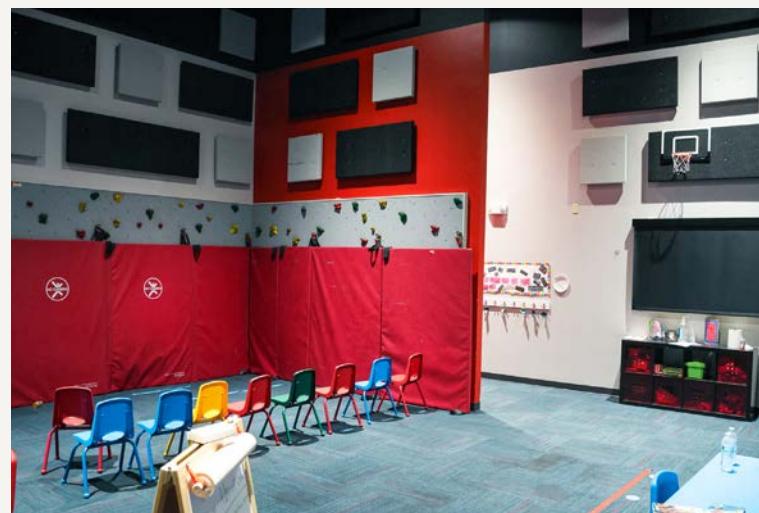
23  HOME DEPOT

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FORMER CHURCH



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## ADDITIONAL PHOTOS





# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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