

# Retail/Office/Flex ★ LEASE

LanCarteCRE.com

## WEDGEWOOD VILLAGE SHOPPING CENTER

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



LANCARTE  
COMMERCIAL

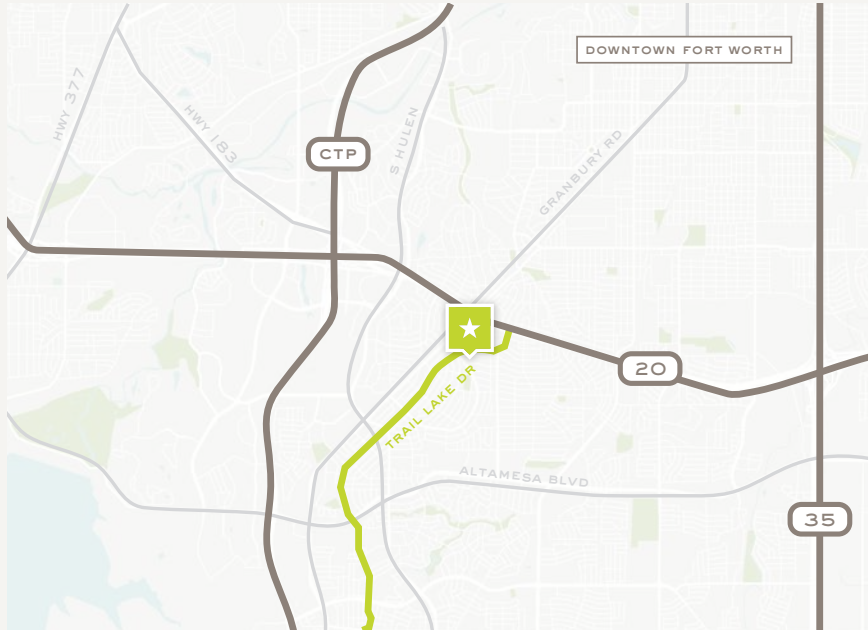
Brittany Doyle CCIM  
806-206-0290  
bdoyle@lancartecre.com

Ben Gehrke  
612-306-5401  
bgehrke@lancartecre.com

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

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

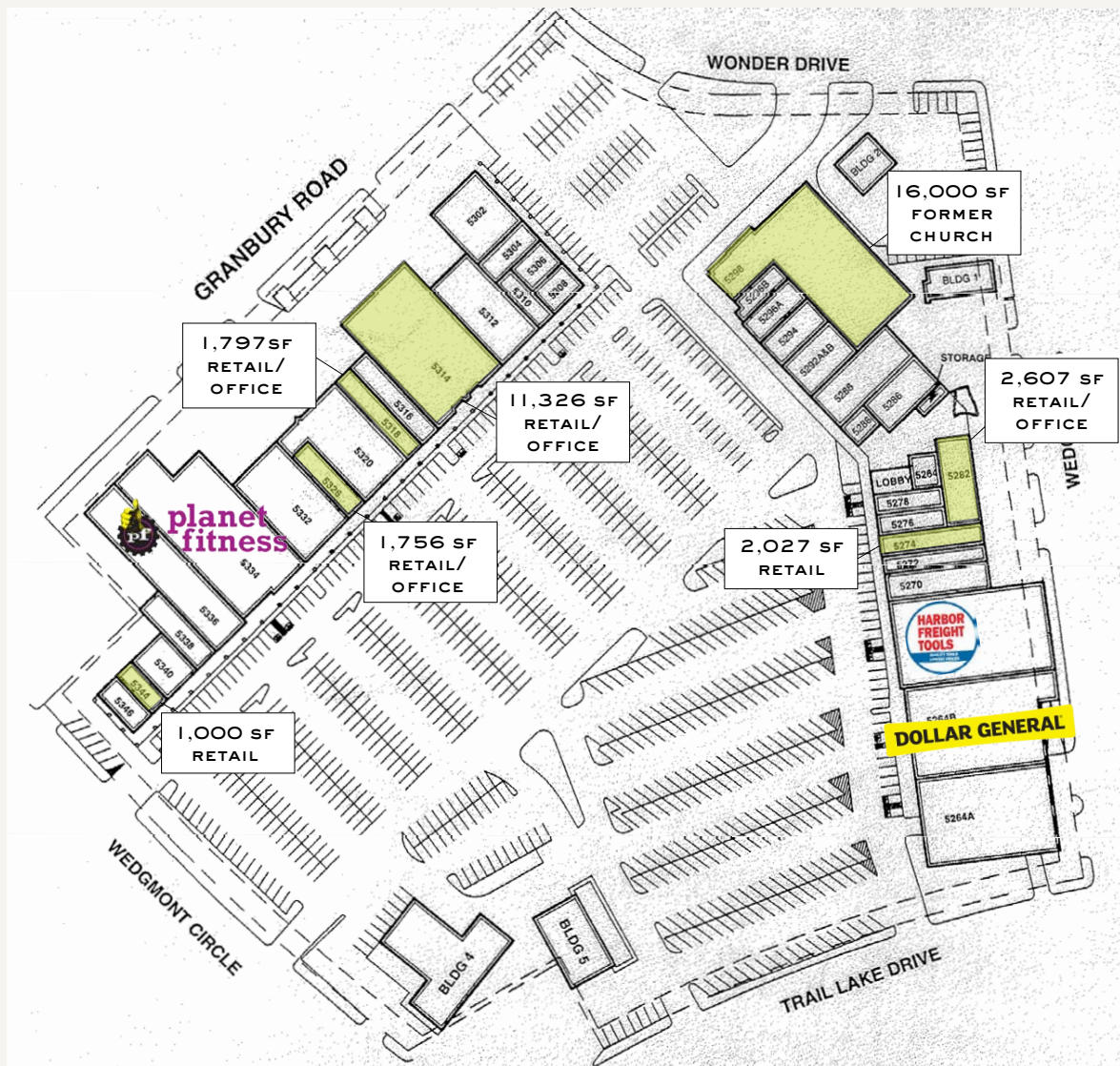


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## SITE PLAN AND DEMOGRAPHICS



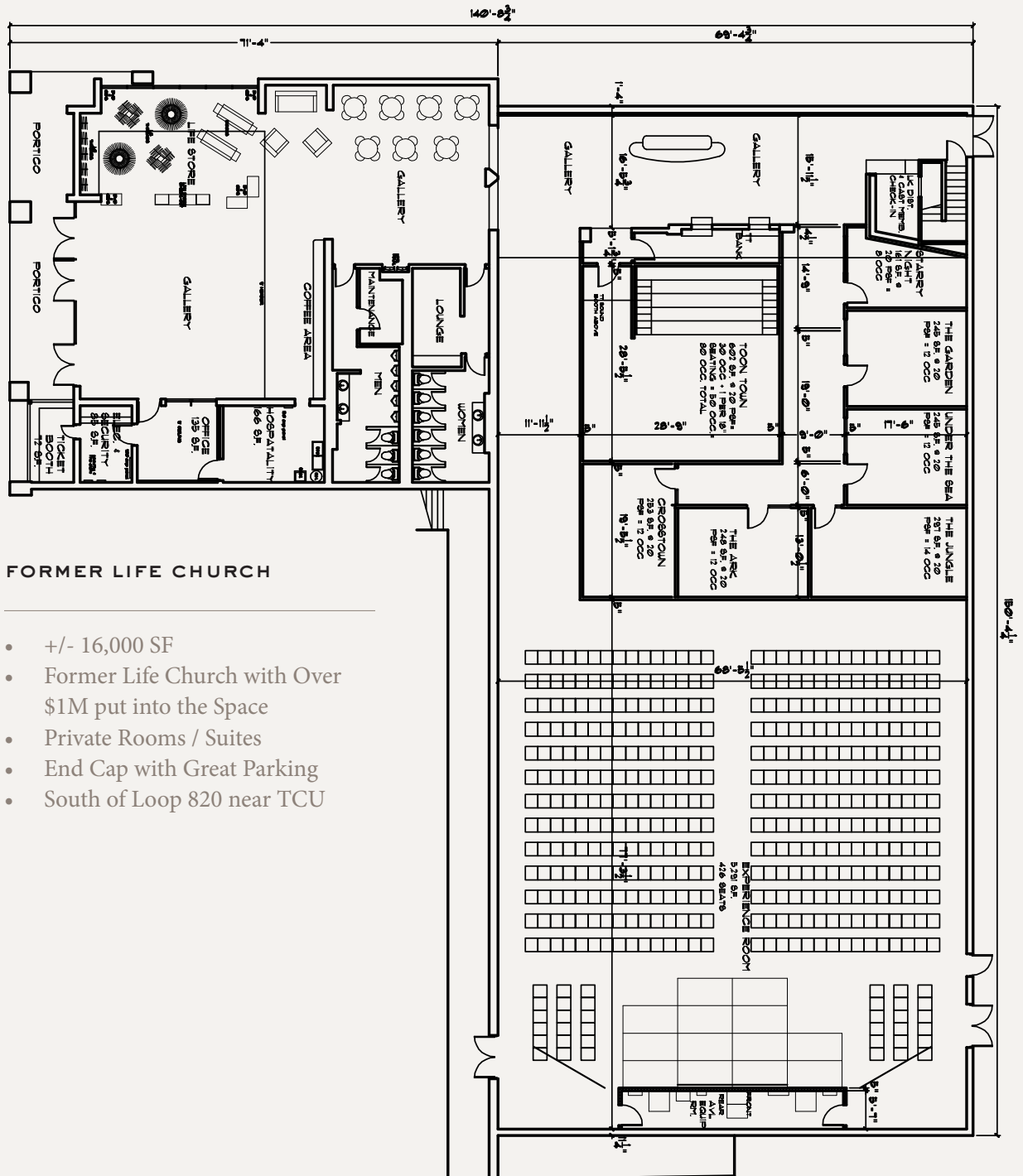
	1 Mile	3 Mile	5 Mile
Population:	11,678	128,488	277,416
Average Income:	\$88,441	\$80,023	\$80,538
Employment:	5,656	47,128	111,712
Granbury Rd. & Belden Ave.:	32,704 VPD		

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## SITE PLAN



## FORMER LIFE CHURCH

- +/- 16,000 SF
- Former Life Church with Over \$1M put into the Space
- Private Rooms / Suites
- End Cap with Great Parking
- South of Loop 820 near TCU

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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.P.S. A. BANK

11  BARNES  
& NOBLE

12  HOBBY  
LOBBY

13  TORCHYS

14 HULEN FASHION CENTER  
+/- 20 retailers

15  ALDI

16  Auto  
Zone

17  Cane's  
Cajun Style

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





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BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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