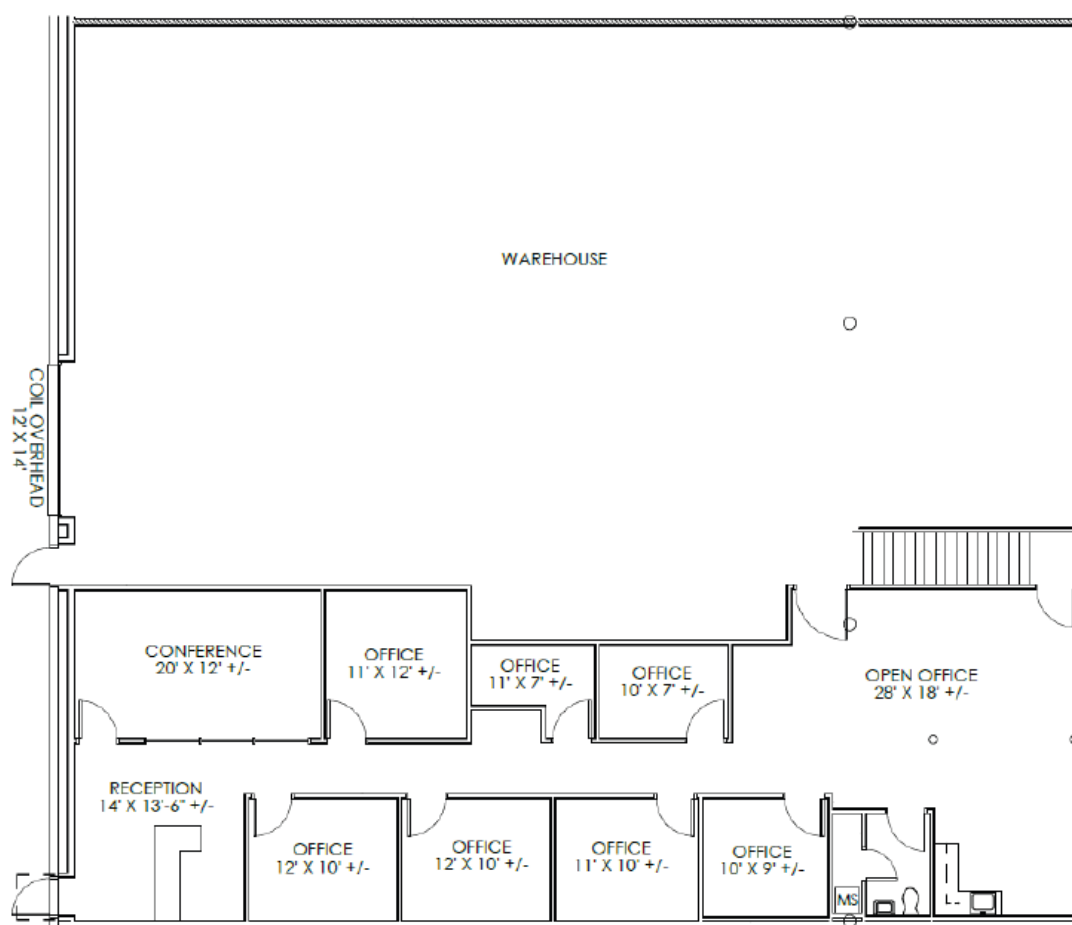




SUITE 100

- 6,879 SF Available
- 2,233 SF Office (Recently Renovated)
- 18'-22' Clear Height
- One Grade Level Door (12'x14')
- Fully Sprinklered
- 3-phase Power
- Ample Parking (82 Parking Spaces for Tenants/Customers)
- Professionally Landscaped



LOCATION OVERVIEW

KELLER PARK VISTA CENTER



DOWNTOWN FORT WORTH



TARGET

HOME DEPOT

CALIBER COLLISION

CORNING OPTICAL COMMUNICATIONS

KELLER PARK VISTA CENTER
5950 PARK VISTA CIRCLE

LONE STAR CANDLE SUPPLY

CENTRAL HIGH SCHOOL

KROGER DISTRIBUTION CENTER

UNITED RENTALS

38,410 VPD

Heritage Trace PKWY

Park Vista Circle

DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
Population (2022)	11,928	134,407	292,486
Population (2027)	13,623	145,577	321,342
Households (2022)	3,846	45,469	102,922
Avg. Household Income	\$144K	\$137K	\$131K
Median Age	31.7	35.2	35.1
Bachelor's Degree+	46.7%	44.1%	41.4%
Avg. Commute Time	33 min	32 min	31 min