



LEASE

Bowie West Commerce Center

8309 CAMP BOWIE WEST BLVD

Fort Worth, TX 76116

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	9
AVAILABLE SF:	6,954 SF
LOT SIZE:	2.83 Acres
BUILDING SIZE:	32,230 SF

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property on Camp Bowie W Blvd. Boasting ample parking and excellent visibility along this bustling thoroughfare, the property offers a standout location for businesses seeking optimal exposure. With neighboring tenants including well-known retail and dining establishments, the area provides a diverse and appealing shopping environment. Its close proximity to I-820, with a high traffic count of approximately $\pm 71,000$ VPD, further enhances the property's accessibility and visibility. Don't miss the chance to secure a prominent presence in this thriving commercial hub, strategically positioned for success.

PROPERTY HIGHLIGHTS

- Ample parking and great visibility off Camp Bowie W Blvd, a main thoroughfare in the city of Fort Worth
- Nearby tenants include Walgreens, Family Dollar, Captain D's, O'Reilly Auto Parts, and Planet Fitness, creating a diverse and attractive shopping
- In close proximity to I-820, which presents a traffic count of around $\pm 71,000$ VPD.

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	6,954 SF	LEASE RATE:	Negotiable

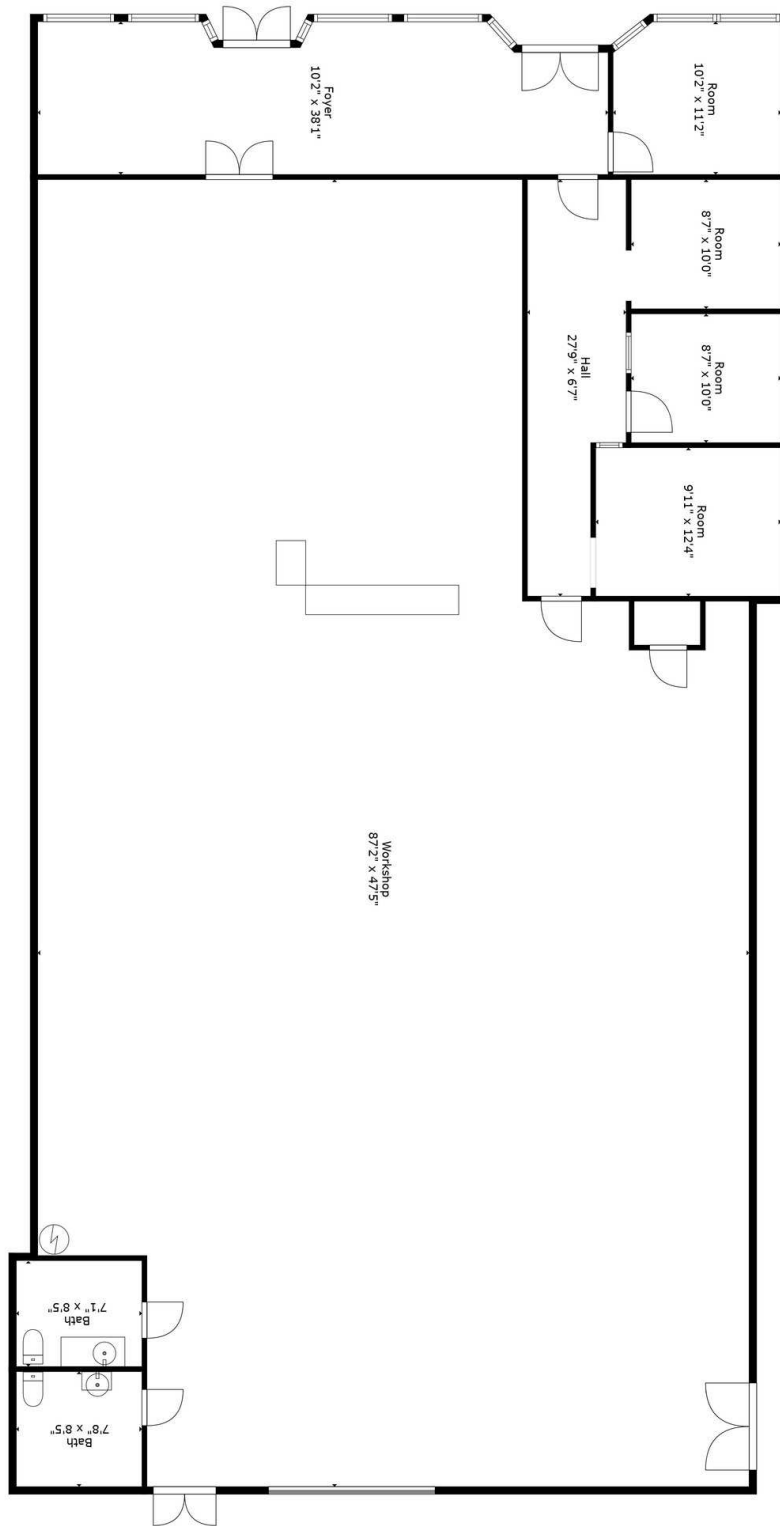
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #8323	Available	6,954 SF	NNN	Negotiable	- Big open area - 4 rooms - 1 foyer - 1 hallway - 2 bathrooms

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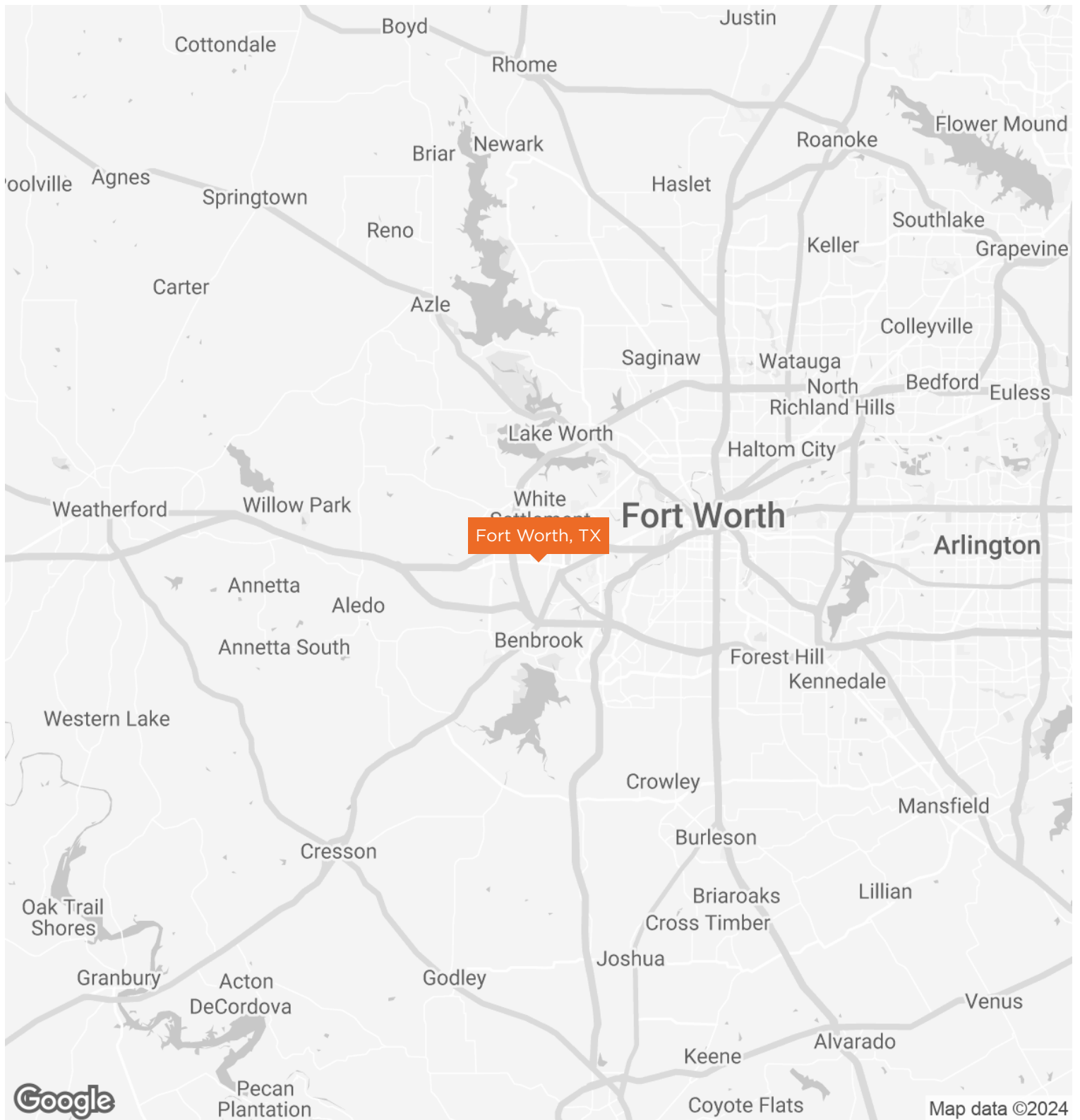
FLOOR PLANS



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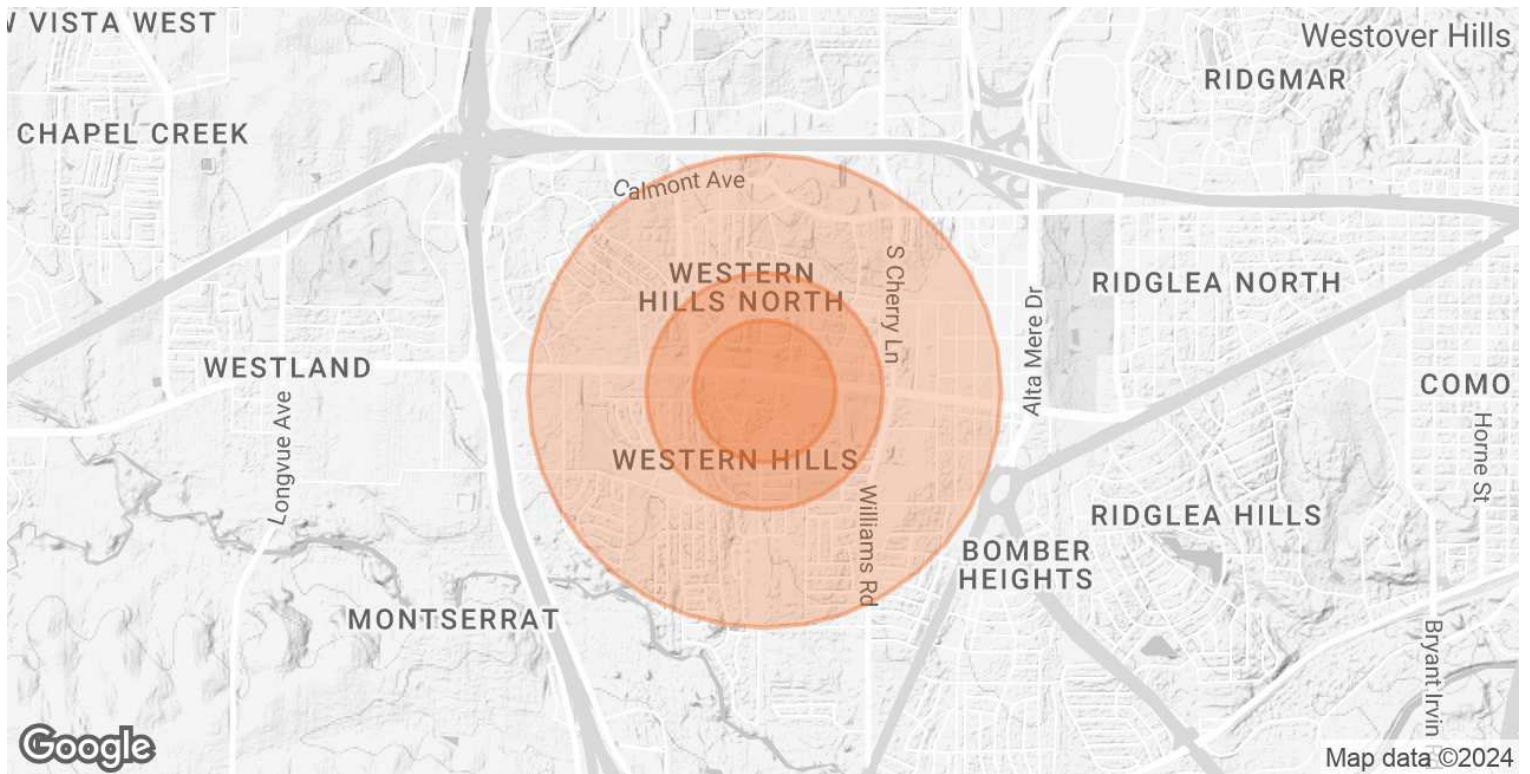
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,116	4,364	18,976
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	39	37	36
AVERAGE AGE (FEMALE)	41	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	400	1,630	7,765
# OF PERSONS PER HH	2.8	2.7	2.4
AVERAGE HH INCOME	\$86,061	\$69,861	\$59,051
AVERAGE HOUSE VALUE	\$379,914	\$301,711	\$259,346

Demographics data derived from AlphaMap

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RETAILER MAP



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