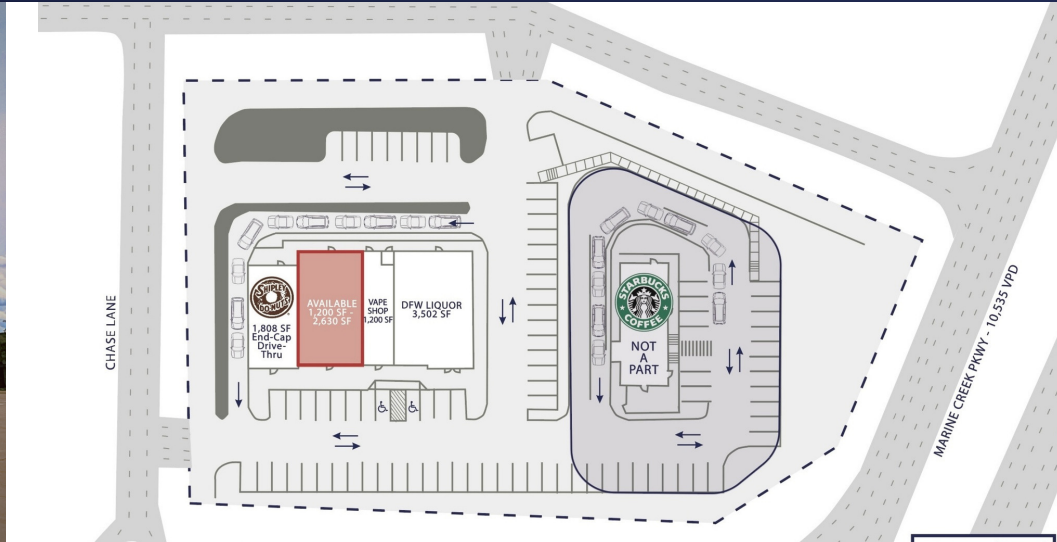


# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
 FOR LEASE | 1,000 SF - 2,630 SF



## PROPERTY DESCRIPTION

Unleash the potential of this prime retail space, featuring 13' finished ceilings and central air conditioning for optimal comfort and visibility. With a high daily traffic volume of 116,000 vehicles, the property boasts exceptional exposure for retail businesses. Convenient cross access to Starbucks and direct access to 1820 ensure a steady flow of customers, while proximity to Marine Creek Parkway offers additional accessibility. Situated in-line with other retail establishments, this space provides a strategic location for seizing the attention of passersby. Lease rate excludes utilities and property expenses, making it an attractive option for retailers seeking a high-traffic, high-visibility location without compromising on comfort or convenience.

## INTERIOR DESCRIPTION

Cold Dark Shell

**JOIN SHIPLEY'S DONUTS, DFW LIQUOR & VAPE STORE** **1,000 SF - 2,630 SF AVAILABLE (INLINE)**

### DEREK ANTHONY

Partner  
 817.991.5072  
 derek@waypoint-red.com

### JAKE MCGOY

Managing Partner  
 817.505.5894  
 jake@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
 Fort Worth, TX 76116  
 waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- 1,000-2,630 SF
- Located in-line with other retail
- Finished Ceilings: 13'
- 116,000 VPD
- Cross Access to Starbucks and Access Road to 1820
- Access to Marine Creek Pkwy as well

## OFFERING SUMMARY

Lease Rate:	\$38.00 SF + \$9.00 (NNN)/yr
Number of Units:	4
Available SF:	1,000 - 2,630 SF
Lot Size:	1.09 Acres
Building Size:	9,140 SF

SPACES	LEASE RATE	SPACE SIZE
Marine Creek Shopping Center   Suite 110   1,000-2,630 SF	\$38.00 SF/yr	1,000 - 2,630 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,009	28,733	67,677
Total Population	6,107	89,034	198,383
Average HH Income	\$77,929	\$92,090	\$95,426

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

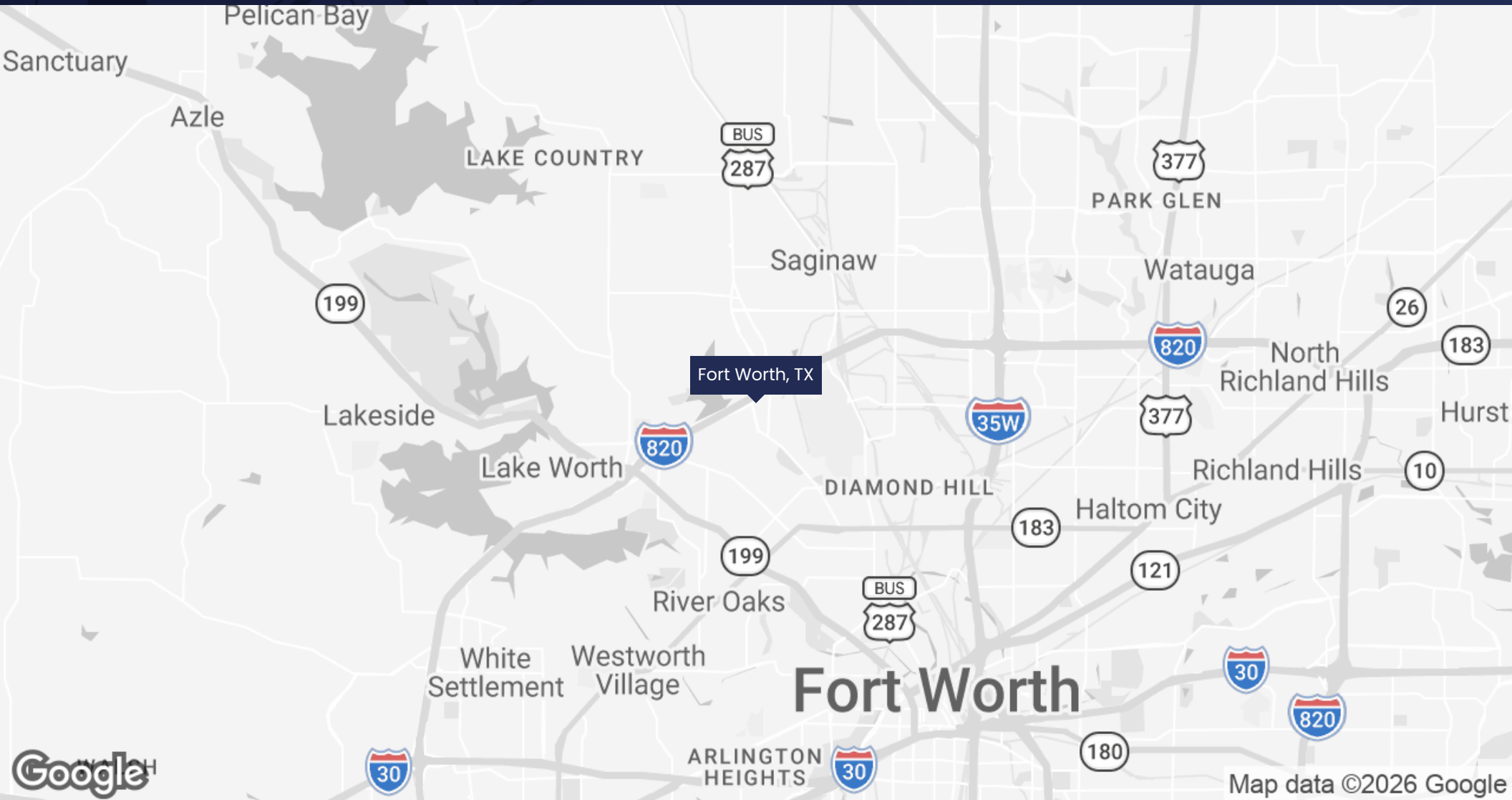
Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

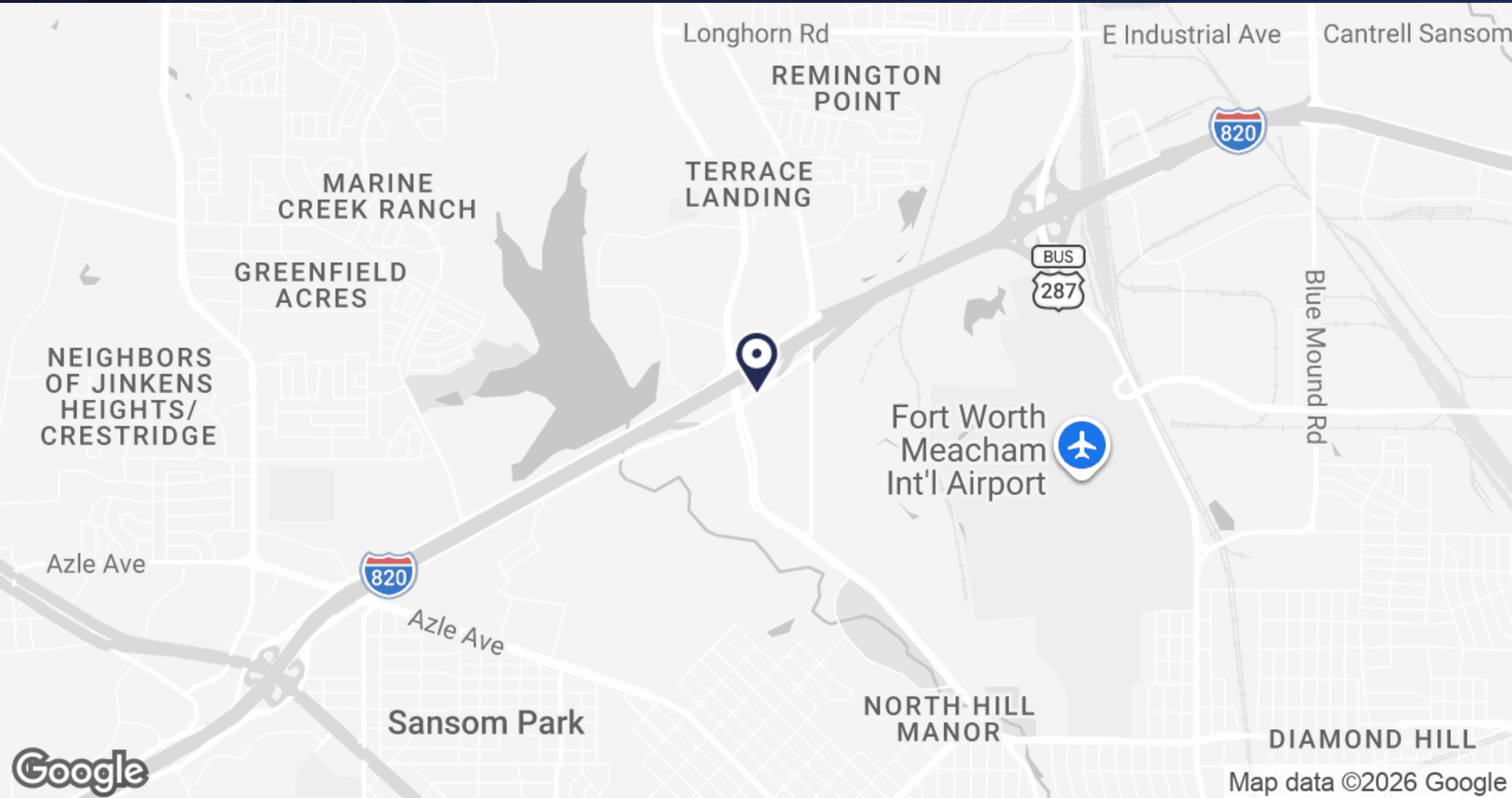
Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

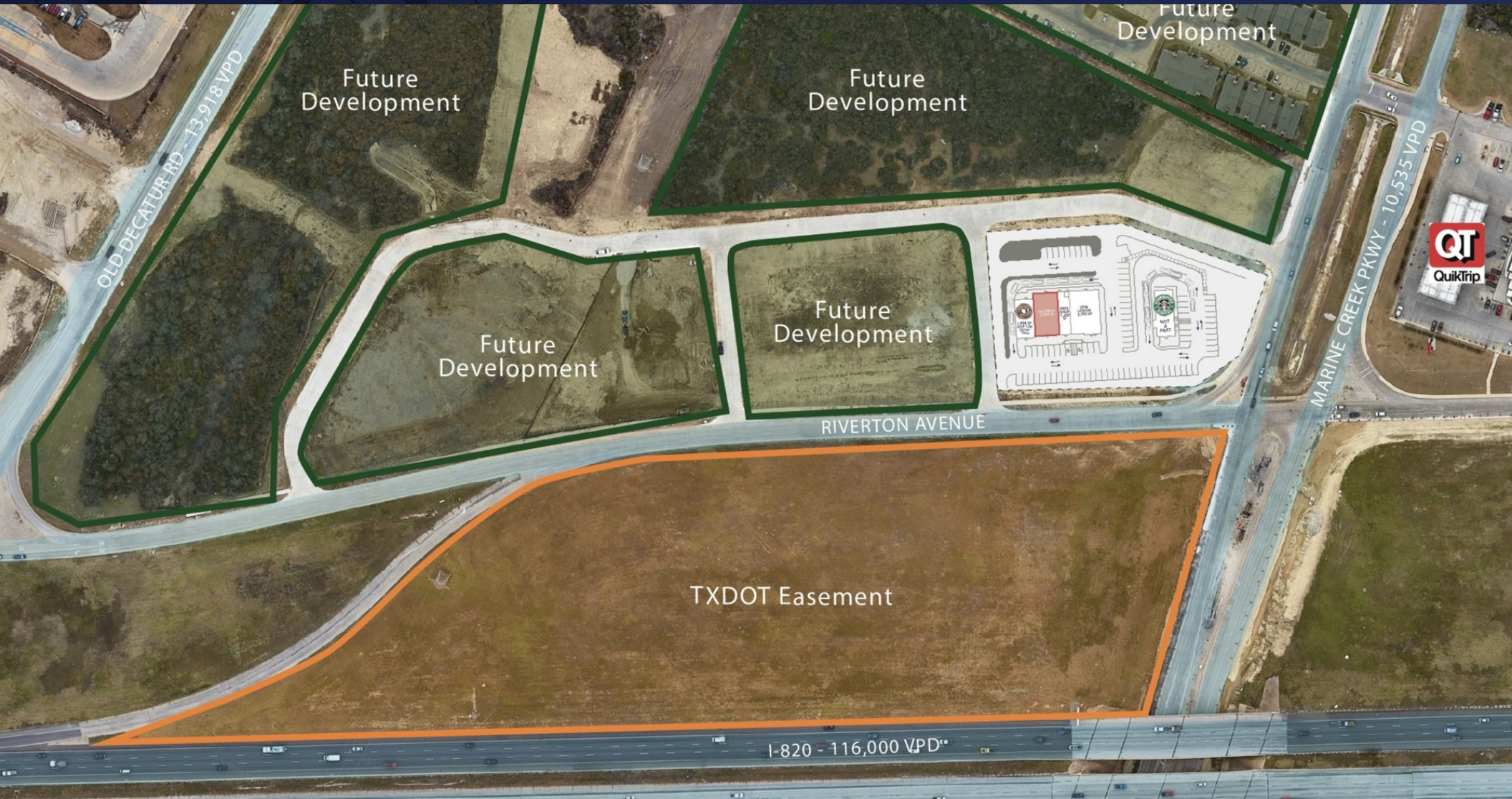
Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

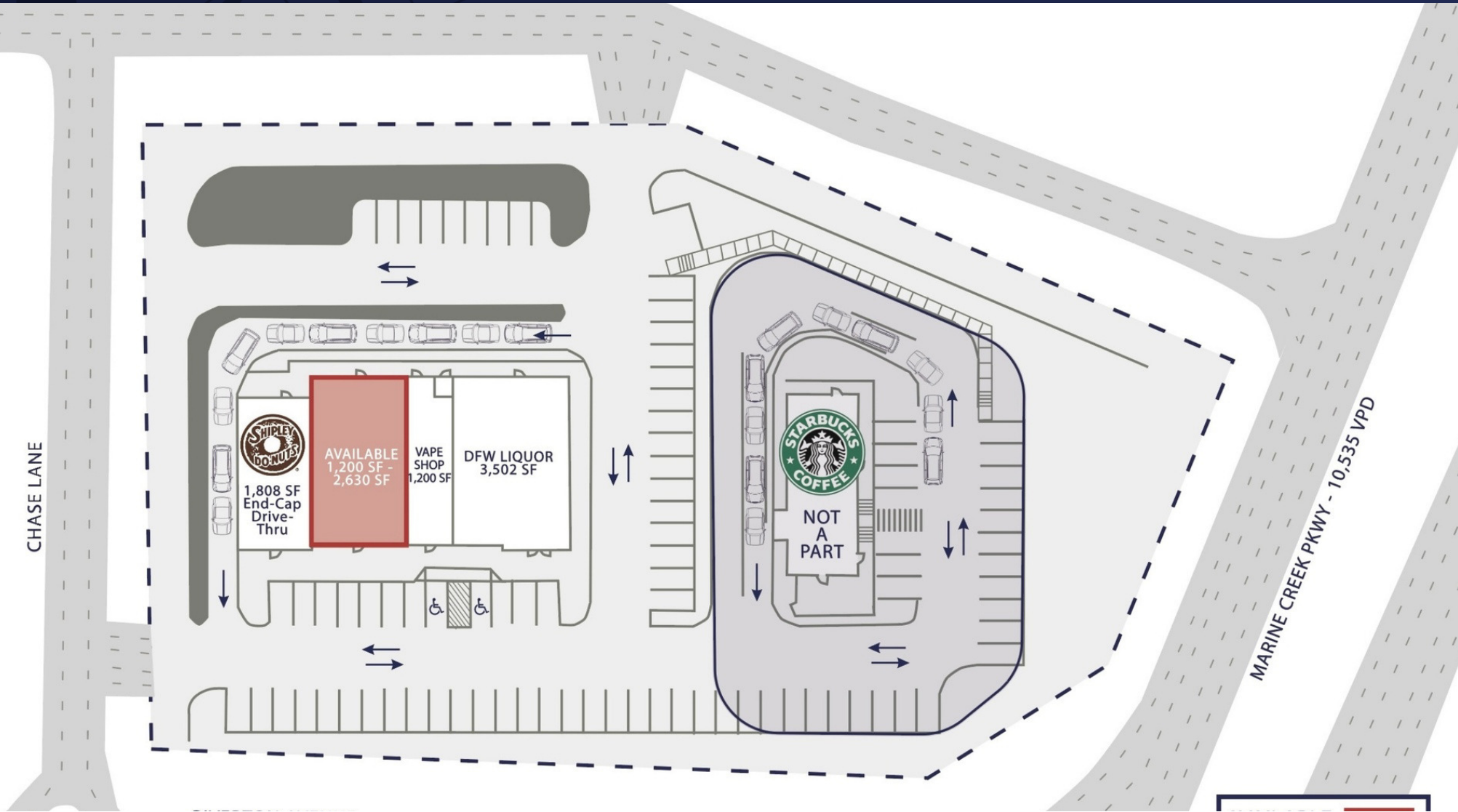
Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## LOCATION DESCRIPTION

Discover the vibrant energy of Fort Worth, where the perfect blend of historic charm and modern convenience awaits. Just a short drive away, the Cultural District beckons with world-class museums, while the lively Sundance Square provides an eclectic array of dining, shopping, and nightlife options. With a bustling local community and a thriving visitor scene, the location offers unparalleled exposure and foot traffic for retail tenants seeking to make their mark in this lively Texas city.

## SITE DESCRIPTION

Class A Retail Building

Located in-line with other retail

Finished Ceilings: 13'

116,000 VPD

Cross-Access to Starbucks and Access Road to I-820

Access to Marine Creek Pkwy as well

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## BUILDING INFORMATION

Building Class	A
Occupancy %	71.2%
Tenancy	Multiple
Ceiling Height	13 ft
Number of Floors	1
Average Floor Size	2,000 SF
Year Built	2023
Gross Leasable Area	9,140 SF

## PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- 1,000-2,630 SF
- Located in-line with other retail
- Finished Ceilings: 13'
- 116,000 VPD
- Cross Access to Starbucks and Access Road to 1820
- Access to Marine Creek Pkwy as well

### DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

### JAKE MCGOY

Managing Partner  
817.505.5894  
jake@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF

SURROUNDING TENANT: STARBUCKS

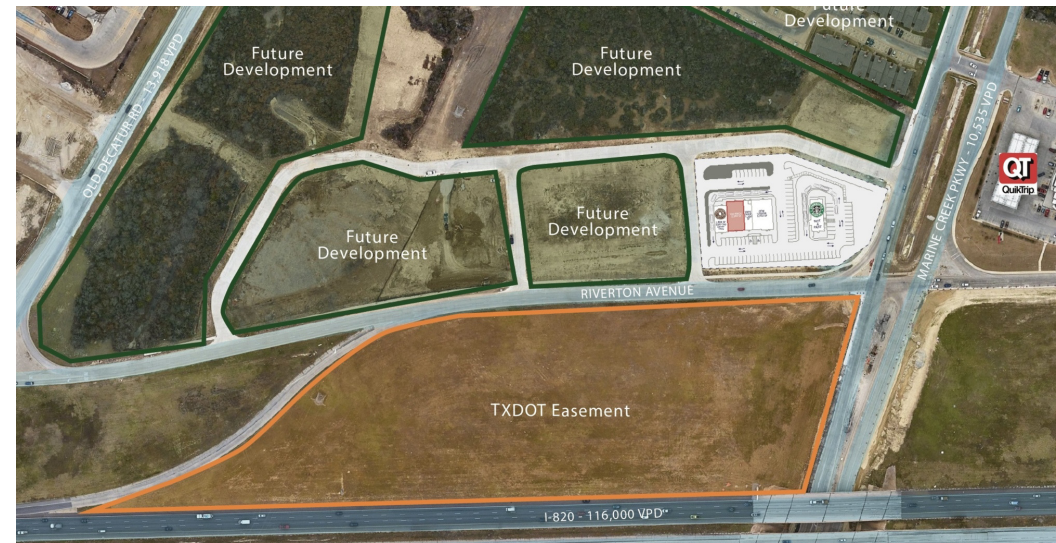


SURROUNDING TENANT: THE SHOPS AT MC820

- West, adjacent to the QuickTrip
- 3 large industrial pads
- 6 small individual pads



SURROUNDING TENANT: THE SHOPS AT MC820



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# DEMOGRAPHICS MAP & REPORT

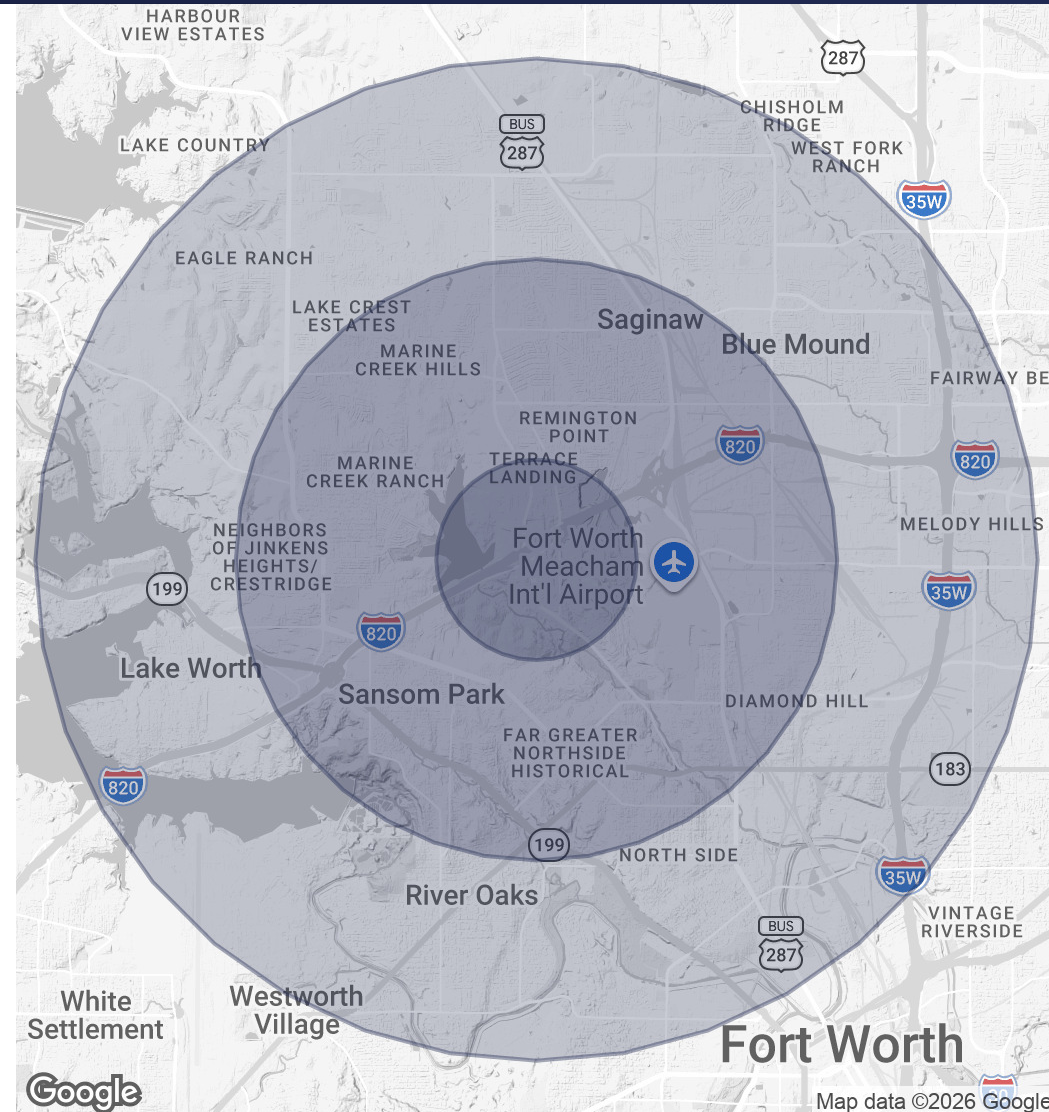
2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,107	89,034	198,383
Average Age	30.4	33.0	33.7
Average Age (Male)	27.4	30.7	32.7
Average Age (Female)	32.8	34.9	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,009	28,733	67,677
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$77,929	\$92,090	\$95,426
Average House Value	\$241,609	\$239,800	\$275,034

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
Marine Creek & I-820	116,000/day		

2023 American Community Survey (ACS)



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## JAKE MCGOY

Managing Partner  
817.505.5894  
jake@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# MARINE CREEK SHOPPING CENTER

2401 NW LOOP 820 FORT WORTH, TX 76106  
FOR LEASE | 1,000 SF - 2,630 SF



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



FOLLOW US ON LINKEDIN



DEREK ANTHONY'S LINKEDIN



DEREK ANTHONY | PARTNER

(817) 991-5072

DEREK@WAYPOINT-RED.COM

**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

**JAKE MCCOY**

Managing Partner  
817.505.5894  
jake@waypoint-red.com

**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072