

# Retail ★ LEASE

LanCarteCRE.com

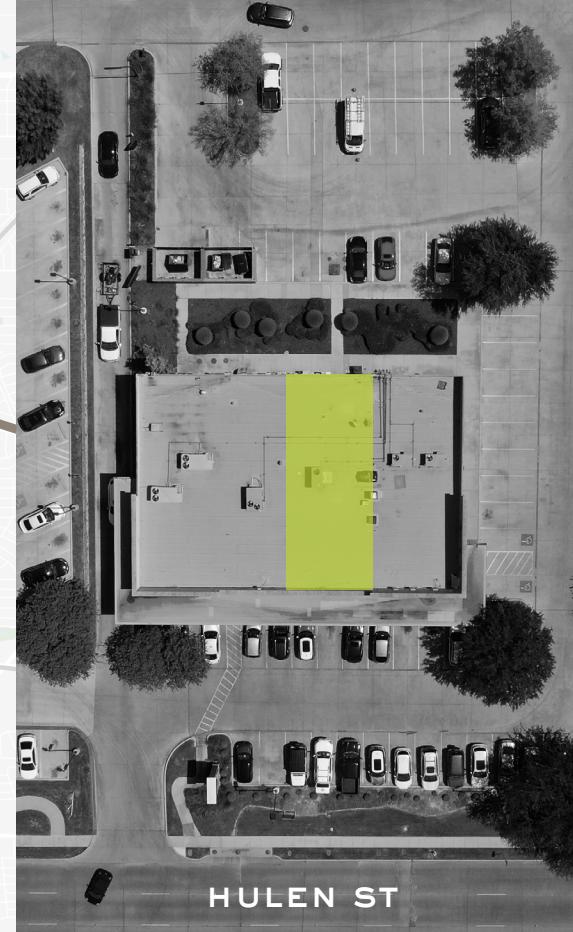
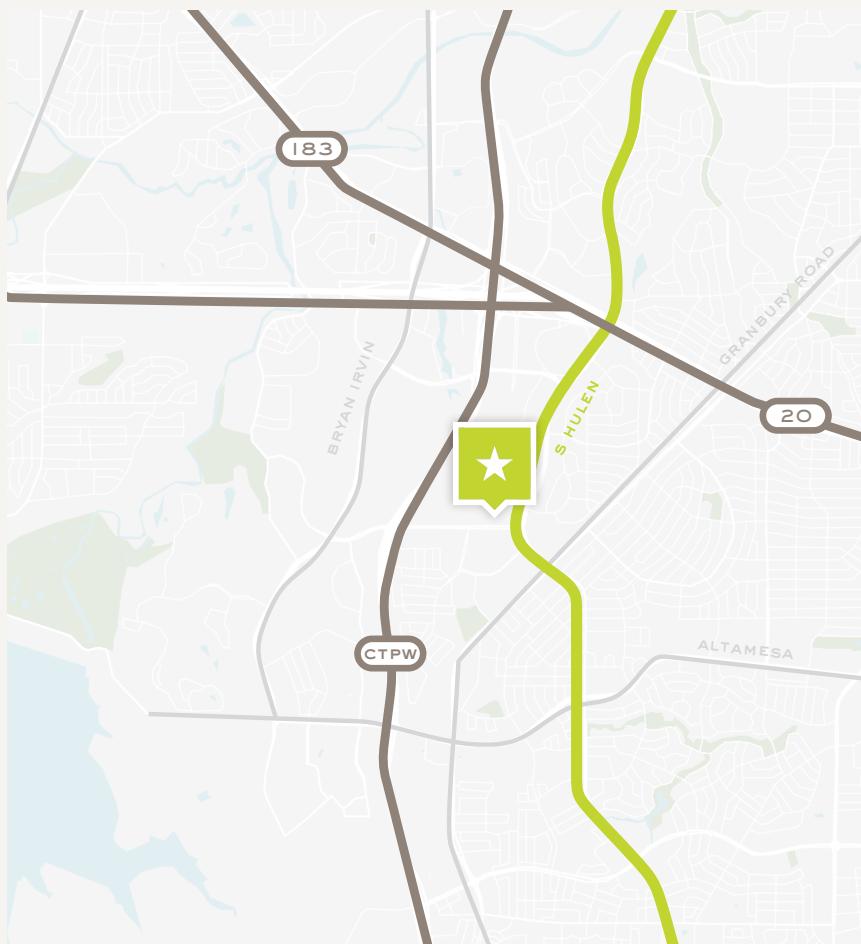
5735 SOUTH HULEN STREET, FORT WORTH, TEXAS 76132



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## PROPERTY FEATURES

- 1,843 SF
- Prime Retail Space Fronting S Hulen St
- Monument signage available
- Co-tenants: Starbucks, FedEx, Batteries + Bulbs, Raising Canes, Chiptole
- Area Tenants: Walmart, AMC, Haverty

## LOCATION OVERVIEW

The property is located in southwest Fort Worth at the NEC of S. Hulen and Ledgestone Dr. The location has excellent visibility and access to S Hulen and quick access to the Chisholm Trail Parkway and I-20.

## AVAILABLE SUITES

5735 HULEN

**1,843 SF**

*Former Total Mens Primary Care*

## LEASE RATE & STRUCTURE

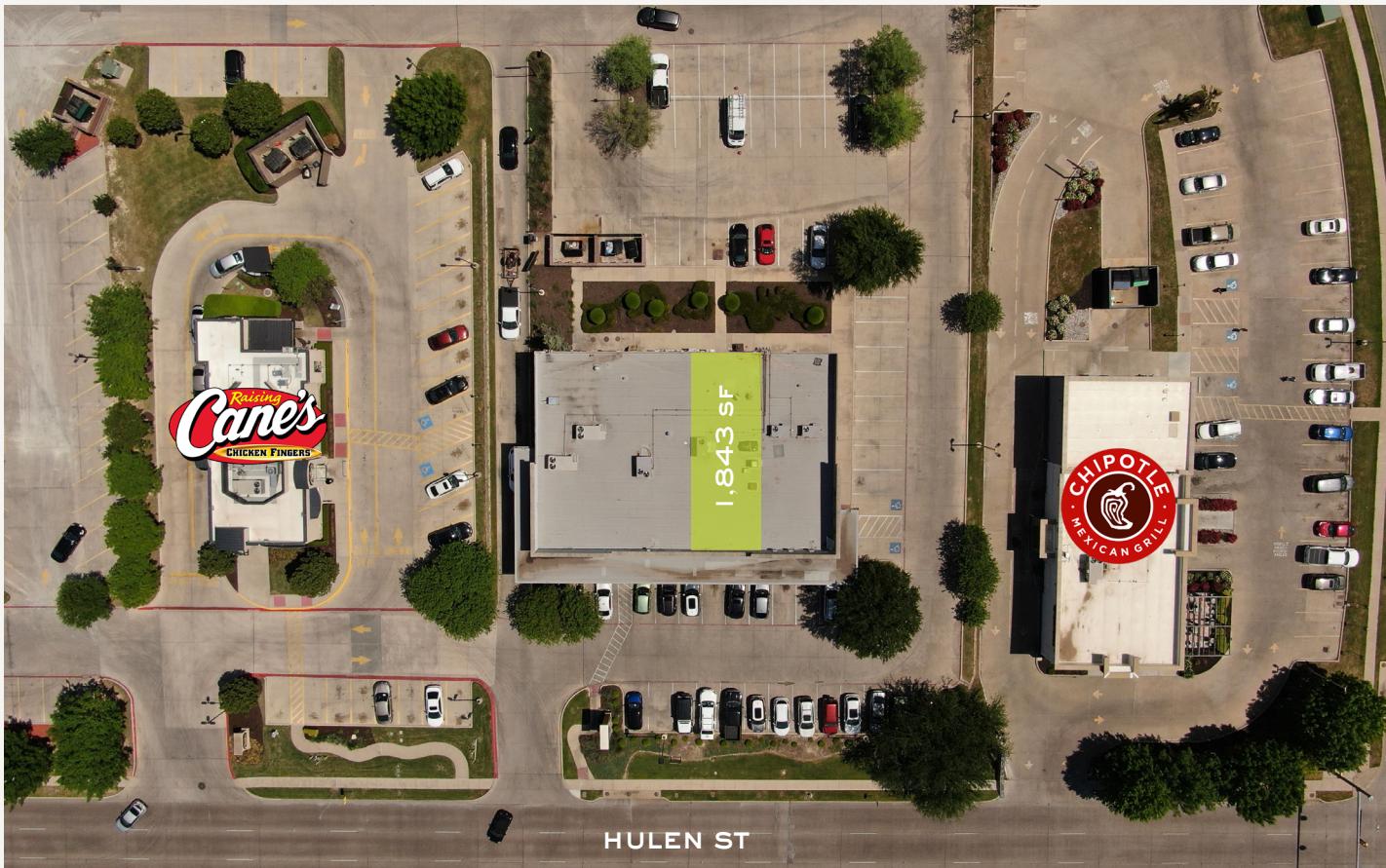
Contact Broker

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## AERIAL VIEW



## TRAFFIC COUNTS

Street Name	Vehicles Per Day
S. Hulen St.	30,853 VPD
Oakmont Blvd.	13,270 VPD

## DEMOGRAPHICS

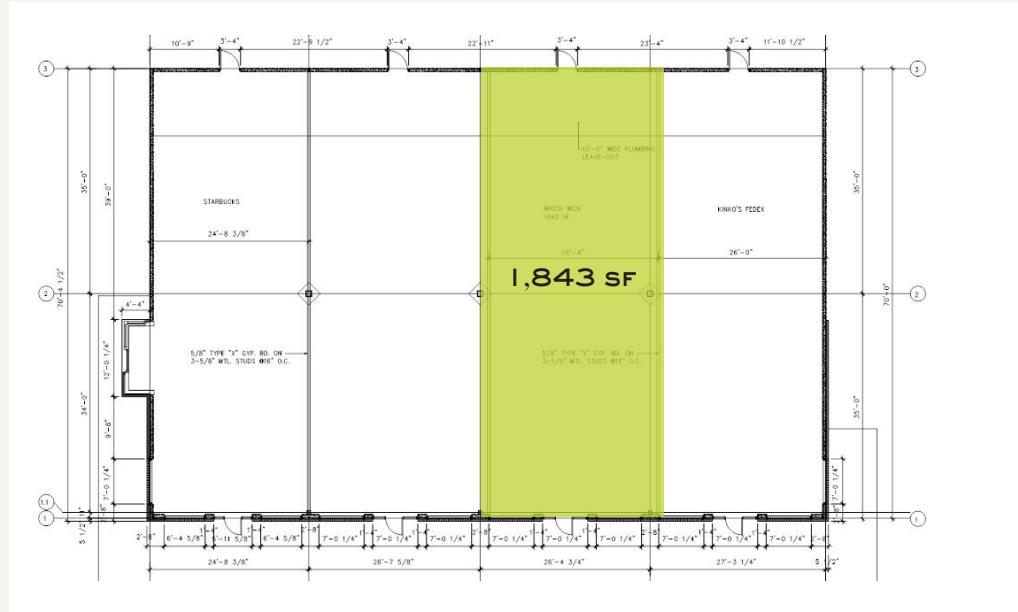
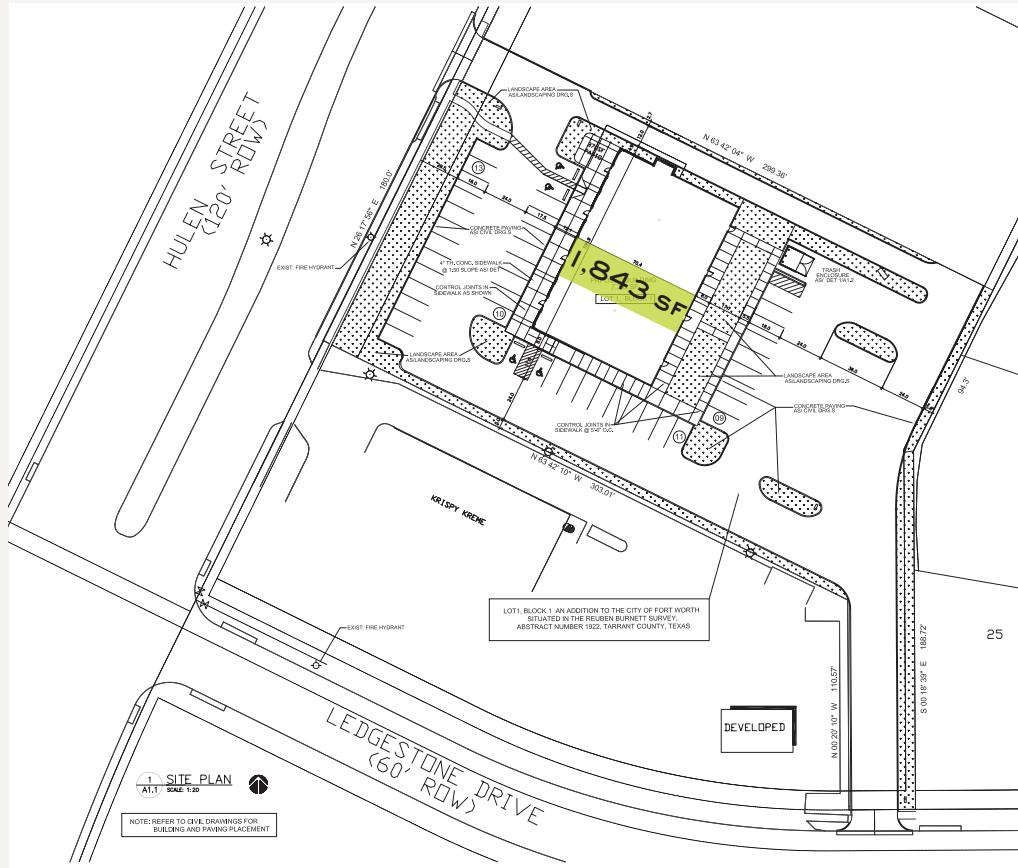
	1 mile	3 mile	5 mile
2024 Population	16,954	112,125	272,179
2029 Projected Population	17,801	118,094	287,672
Avg Household Income	\$65,727	\$93,834	\$90,755
Median Age	35.6	37.3	35.1

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## SITE PLANS



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## RETAIL MAP





# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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