



Retail Space for Lease

FOSSIL CREEK

LOCATION

SWC Beach Street & Western Center Blvd.
6401 N. Beach Street
4300-4398 Western Center Blvd.
Fort Worth, Texas 76137

LEASE RATES

\$18.00 PSF/NNN

NNN EXPENSES

Approximately \$5.52 psf

AVAILABILITY

1,592 sf
1,685 sf
1,300 sf
1,400 sf

TENANT MIX

Albertsons
Card & Party Factory
Starbucks
Radio Shack
Cate Fashions
Family Dollar
Alphagraphics
H&R Block
Subway

TRAFFIC COUNTS (2003)

Beach Street 31,609 vpd
Western Center Blvd 19,266 vpd

DEMOGRAPHICS

	1-mile	3-mile	5-mile
Avg. HH Income	\$60,993	\$62,380	\$61,068
Population	22,034	105,632	228,064
Households	8,522	36,395	78,506

CONTACT

Jill Fisher
Andy Crosland
Dunhill Partners, Inc.
3100 Monticello Avenue, Suite 300
Dallas, Texas 75205
214.373.7500
214.373.7535 fax



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DUNHILL PARTNERS