

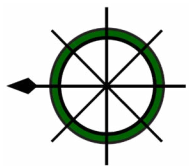
FOR LEASE



# TARGET ANCHORED RETAIL

NEQ OF ALTA MERE DR & GREEN OAKS RD

FORT WORTH, TEXAS



**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE

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Join **tropical CAFE** & **AspenDental!**

*New Strip Center - Summer 2020 Delivery*

4403 North Central Expressway #300 Dallas Texas 75205

[duwestrealty.com](http://duwestrealty.com)

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**OVERVIEW**

- +/- 2,540 SF In-Line Space Available
- Located just north of Ridgmar Mall and across from the Joint Reserve Base Naval Air Station.
- Close proximity Interstate 30 & Hwy 183.
- Anchored by Target, other retailers in the center include Half Price Books, Petco, 99 Cents Only and Lumber Liquidators.
- Across from Aldi, Lowe's Burlington Coat Factory, Big Lots, Walmart & Sam's Club.
- Call for Pricing

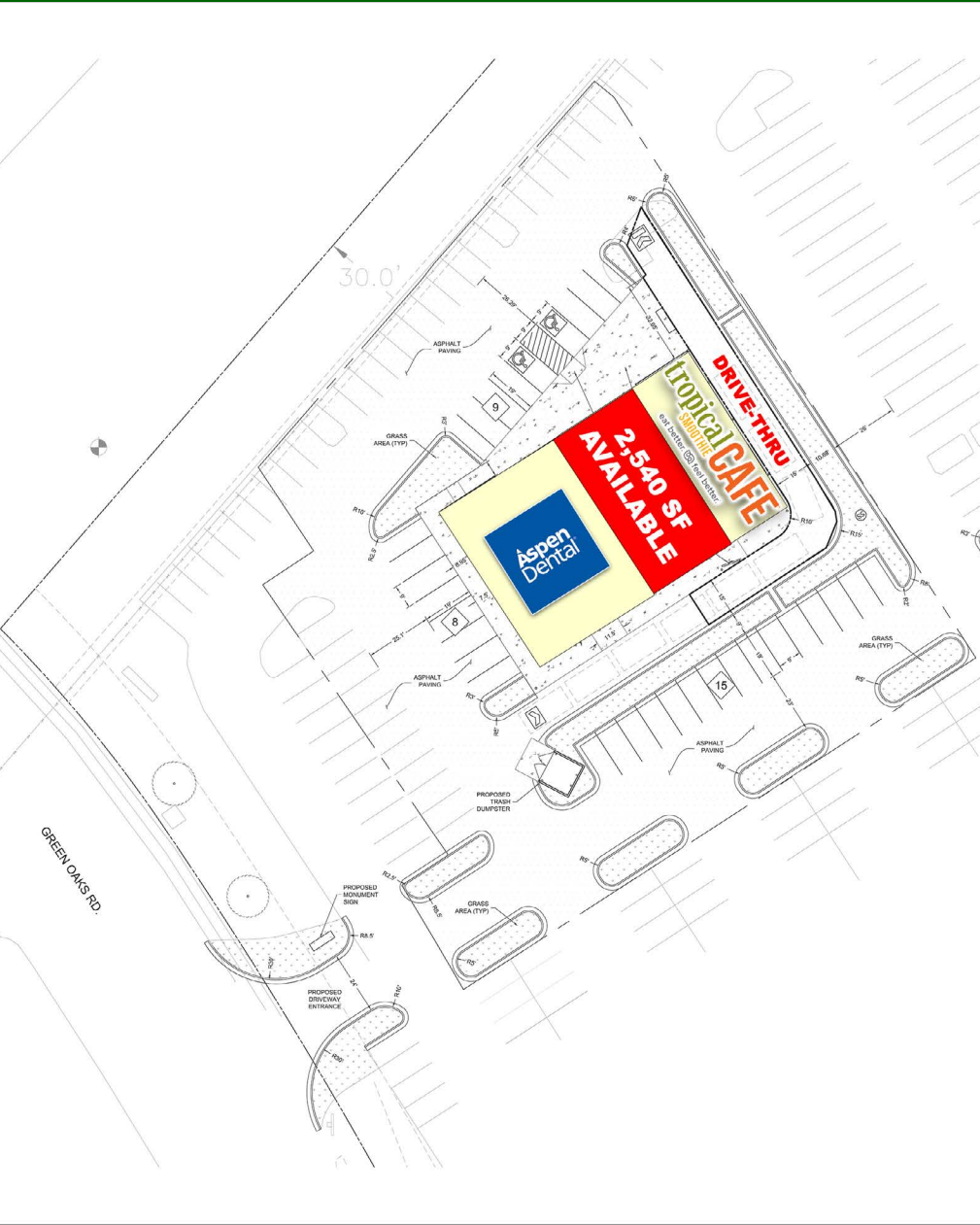
**TRAFFIC COUNTS**

Alta Mere Dr: 30,453 VPD  
 Green Oaks Rd: 14,398 VPD  
 (MPSI 2014)

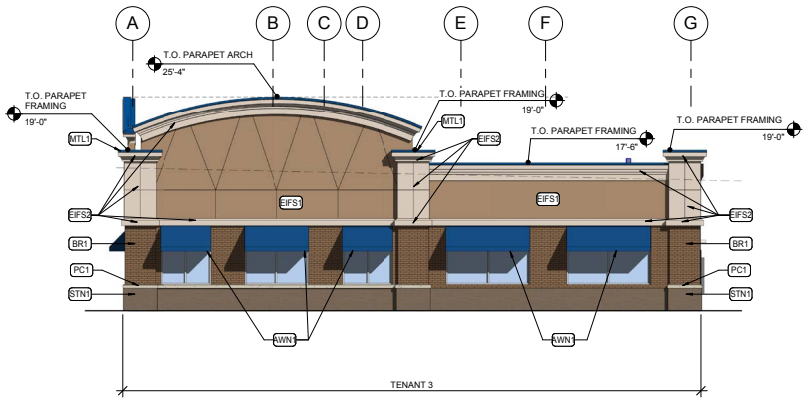
**DEMOGRAPHICS**

	1-mile	3-mile	5-mile
2016 Population	7,349	84,889	201,393
Avg HH Income	\$76,565	\$64,262	\$72,955
Daytime Population	10,772	96,991	227,893



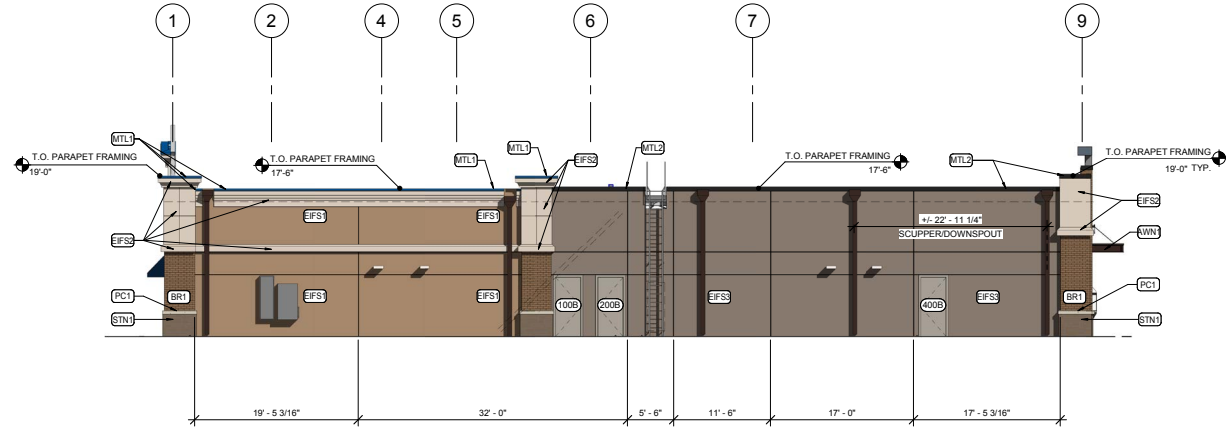


VICINITY PLAN (NOT TO SCALE)



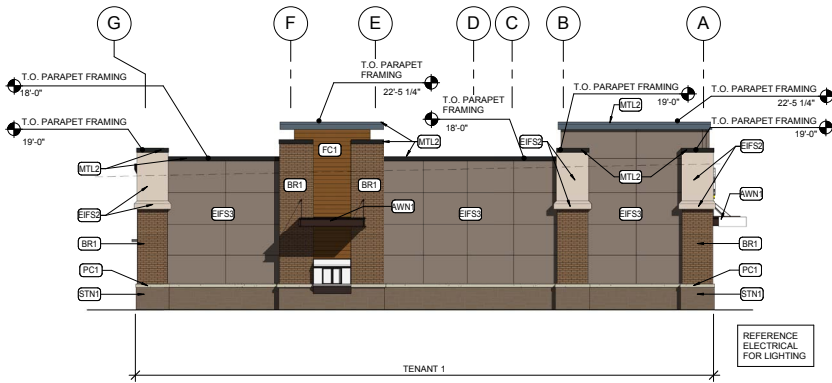
4 RENDERED WEST ELEVATION

1/8" = 1'-0"



3 RENDERED REAR/SOUTH ELEVATION

1/8" = 1'-0"



2 RENDERED EAST ELEVATION

1/8" = 1'-0"



1 RENDERED FRONT/NORTH ELEVATION

1/8" = 1'-0"



