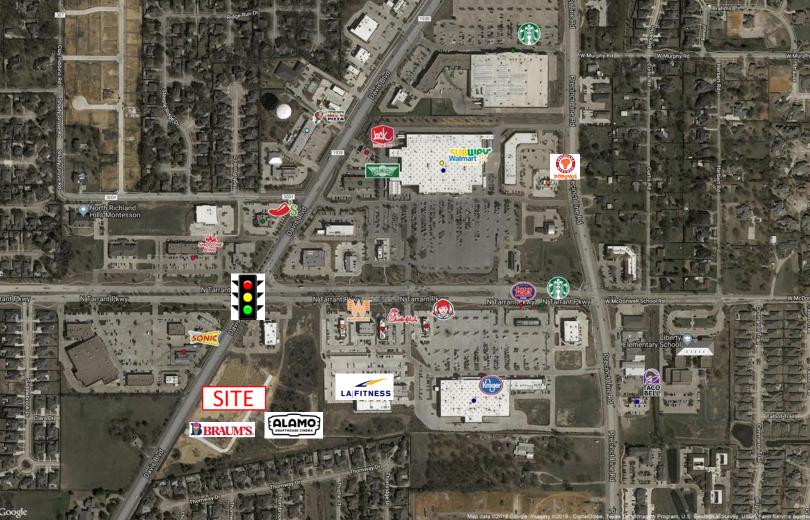
# RETAIL SITE FOR LEASE

Ground Lease or Build-To-Suit

## SEC Davis Blvd. & N. Tarrant Parkway | North Richland Hills, TX



#### **RETAIL PROPERTY OVERVIEW:**

Lot Size: 1.04 Acre or +/- 45,000 SF Traffic Counts: Davis Blvd – 25k+ VPD; N. Tarrant – 23.5k+ VPD, Precinct Line - ~27k VPD Access: Ingress/Egress on Davis Blvd. (Primary) With cross access behind to Alamo Drafthouse and proposed development northeast of site.

### PROPERTY HIGHLIGHTS:

- Located near SEC Tarrant Pkwy at Davis Blvd.
- Strong Retail Demographics. Daytime pop is ~26,000 (3M)
- Anchor retail is Alamo Drafthouse
- Nearby Retail: Walmart, Target, Kroger, Aldi



AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
1 M	8,642	\$173,551
3 M	82,503	\$141,219
5 M	241,571	\$121,218

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#### AREA VITALS:

- Located near signalized hard corner & at heart of strong retail node with solid residential support.
- Big Box Retailers include Walmart Supercenter, Target, Kroger, Aldi, LA Fitness, Alamo Drafthouse.
- Food offerings in the area include Chick-Fil-A, Whataburger, Starbucks, McDonalds, Raising Cane's, Wendy's, Sonic, Cotton Patch., Chilis and more!
- Others include: Walgreens, CVS, Pet Supermarket, Chase, Wells-Fargo, BofA

