

AVAILABLE FOR LEASE

PRIME RETAIL SPACE



7205 RUFÉ SNOW DRIVE, WATAUGA, TX 76148

THE BASICS

Project: Watauga Retail Center
Location: Just North of Hightower and Rufe Snow
Area: Dynamic North Fort Worth area, lots of rooftops and traffic. Goodwill Super Store, Walgreens and 7-11 are the major retailers
Zoning: "GB" General Business
Traffic Count: 24,000 Cars per day on Rufe Snow
Available Space: 5 - 1,120 square foot bays (20' x 56') (can combine)
Lease Rate: \$16.00 nnn +\$5.00 nnn or \$1,960/month per bay
Tenant Imp: \$20.00 per sq. ft.
Availability: 1st quarter 2009

C. B. Team

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DEMOGRAPHICS

	2008	1 mile	3 Mile	5 Mile
Population		17,856	120,632	254,330
5 yr Projected		18,716	134,135	282,306
Avg. HH Inc.		\$83,072	\$97,670	\$94,328

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.

Watauga
7205 Rufe Snow Dr
Fort Worth, TX 76148

Site Map

Prepared by C.B. Team
June 19, 2008

Latitude: 32.877075
Longitude: -97.237898

