

AVAILABLE FOR LEASE

PRIME RETAIL SPACE



5811 BRYANT IRVIN ROAD. • Fort Worth, TX 76132

THE BASICS

- Location:** This building is a shadow center of the Albertson's located at the NE quadrant of Bryant Irvin and Oakmont.
- Area:** This center fronts Bryant Irvin Road within a quarter mile of Texas Methodist Southwest and Baylor hospitals with high end demographics in this SW Fort Worth sub market.
- Available Space:** 2,695 SF
- Lease Rate:** \$22.00 SF +\$7.50 nnn
- Traffic Count:** 35,000 + vpd
- Major Tenants:** Einstein Bros. Bagels, Subway, Art in Bloom
- Tenant Imp:** Second Generation Space

CONTACT

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DEMOGRAPHICS

	2008	1 mile	3 Mile	5 Mile
Population		12,090	75,514	195,183
5 yr Projected		13,412	76,325	213,397
Avg. HH Inc.		\$87,754	\$80,582	\$75,352

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Imagery Date: Oct 26, 2007

32°39'48.03" N, 97°25'12.49" W elev 224 m

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Eye alt 994 m