

FOR LEASE

# 6138 WALRAVEN CIRCLE

Fort Worth, TX 76133

PRESENTED BY:

JOHN JONES

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,440 SF
<b>AVAILABLE SF:</b>	1,000 SF
<b>YEAR BUILT:</b>	1964

## PROPERTY OVERVIEW

Visible office/medical building at the intersection of heavily traveled roads in South Fort Worth. The diverse economy, central location, business- friendly environment and explosive population growth have helped make Fort Worth a gateway city to business opportunities!

## PROPERTY HIGHLIGHTS

- Within 1 mile of popular businesses such as: Walmart, AMC Theatres, Whataburger, Starbucks, & Fitness Connection
- Located in an established area with well above average household income
- 44,300+ Daily Traffic Count
- Excellent Visibility one mile to Interstate I-20.
- Pop Growth 2020-2025 + 5.71%3.
- Abundance to Nearby Restaurants and Retail Amenities
- Highly Accessible Destination
- Heavily Populated Area

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## LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	1,000 SF	LEASE RATE:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ste. 120	Available	1,000 SF	NNN	\$15.00 SF/yr

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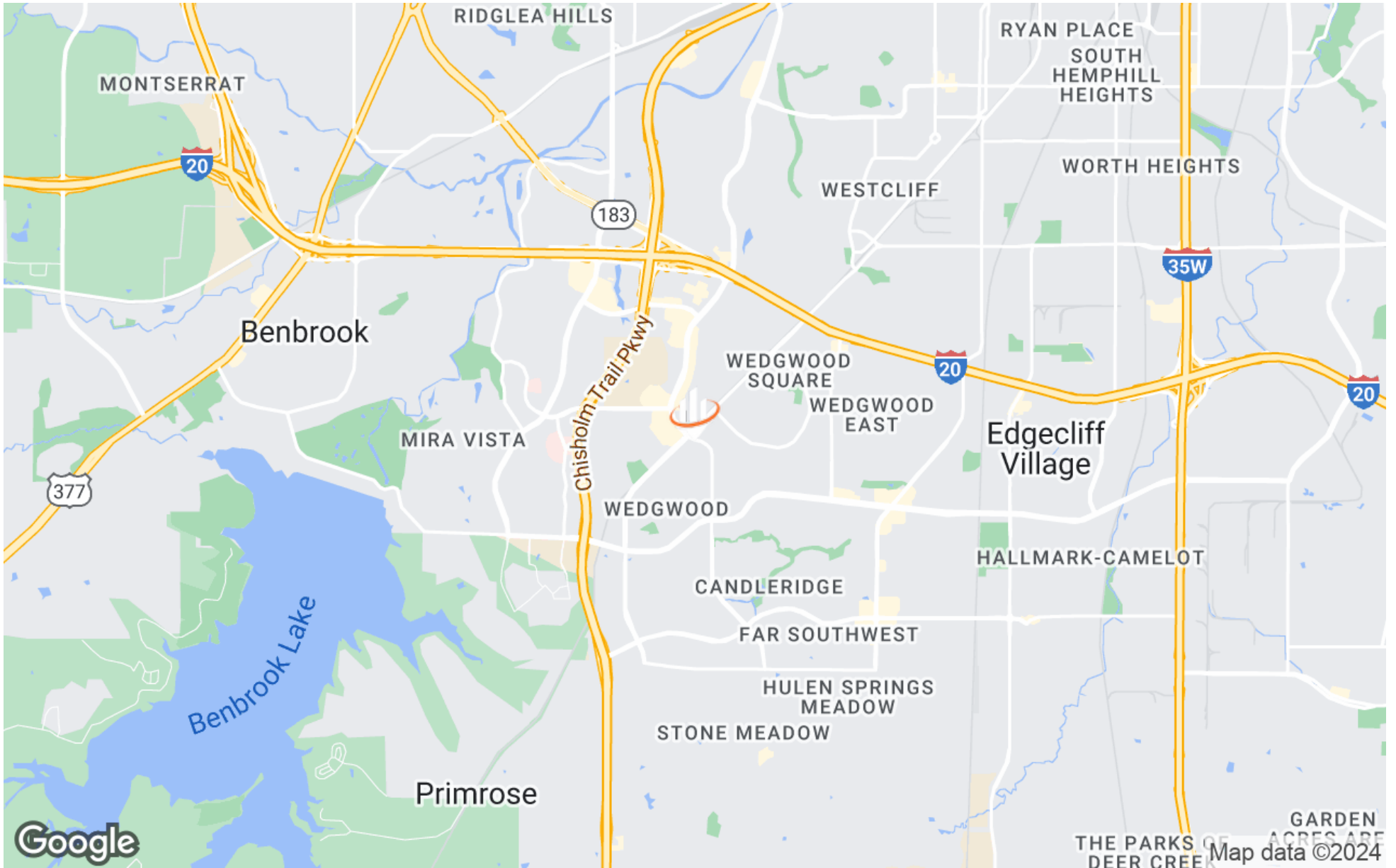
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# DEMOGRAPHIC SUMMARY

6138 Walraven Cir, Fort Worth, Texas, 76133 2

Ring of 1 mile

## KEY FACTS

114,679

Population



46,127

Households

37.4

Median Age

\$53,601

Median Disposable Income

## BUSINESS



3,108

Total Businesses



35,650

Total Employees

## INCOME



\$64,617

Median Household Income



\$37,666

Per Capita Income

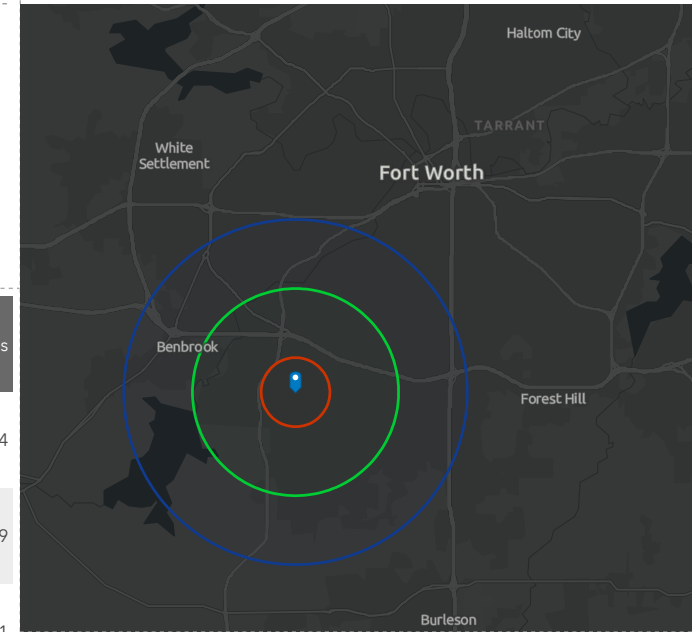


\$110,023

Median Net Worth

Variables	1 mile	3 miles	5 miles
2020 Total Population	15,552	114,679	254,794
2020 Household Population	15,249	113,671	248,809
2020 Family Population	11,174	90,323	199,871
2025 Total Population	15,968	119,274	272,660
2025 Household Population	15,665	118,266	266,675
2025 Family Population	11,434	93,699	214,250

3 miles



## EMPLOYMENT



White Collar

70%



Blue Collar

20%



10%

6.5%

Unemployment Rate

3 miles

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## JOHN JONES

Advisor / Property Manager

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### PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

#### SVN | Trinity Advisors

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