

GAINES

Gaines Real Estate Company

A Licensed Real Estate Broker
Investment Real Estate Marketing and Management

FOR LEASE – WESTERN HILLS SHOPPING CENTER



Leasing Information:

Available Square Footage:	1,200 – 10,678
Rental Rate:	\$8-13.00 per SF
NNN:	\$2.58 per SF
Lease Terms:	3 – 5 years
TI Allowance:	Negotiable

Property Information:

- Anchor Tenants:
 - American Freight
 - Sonic
 - Taco Casa
- Ample Parking and Convenient Access
- Excellent Visibility and Signage
- Solid Demographics
- Very High Daytime Traffic

Available Suites

Sq. Ft.

8621	10,678
8651	1,185
8655	1,185
8659	1,436
8751-111	1,920
8751-118	2,000
8751-121	1,200
8751-128	2,135

CONTACT ANDREW GAINES FOR MORE INFORMATION

The broker makes no guarantees regarding the accuracy or authenticity of the information

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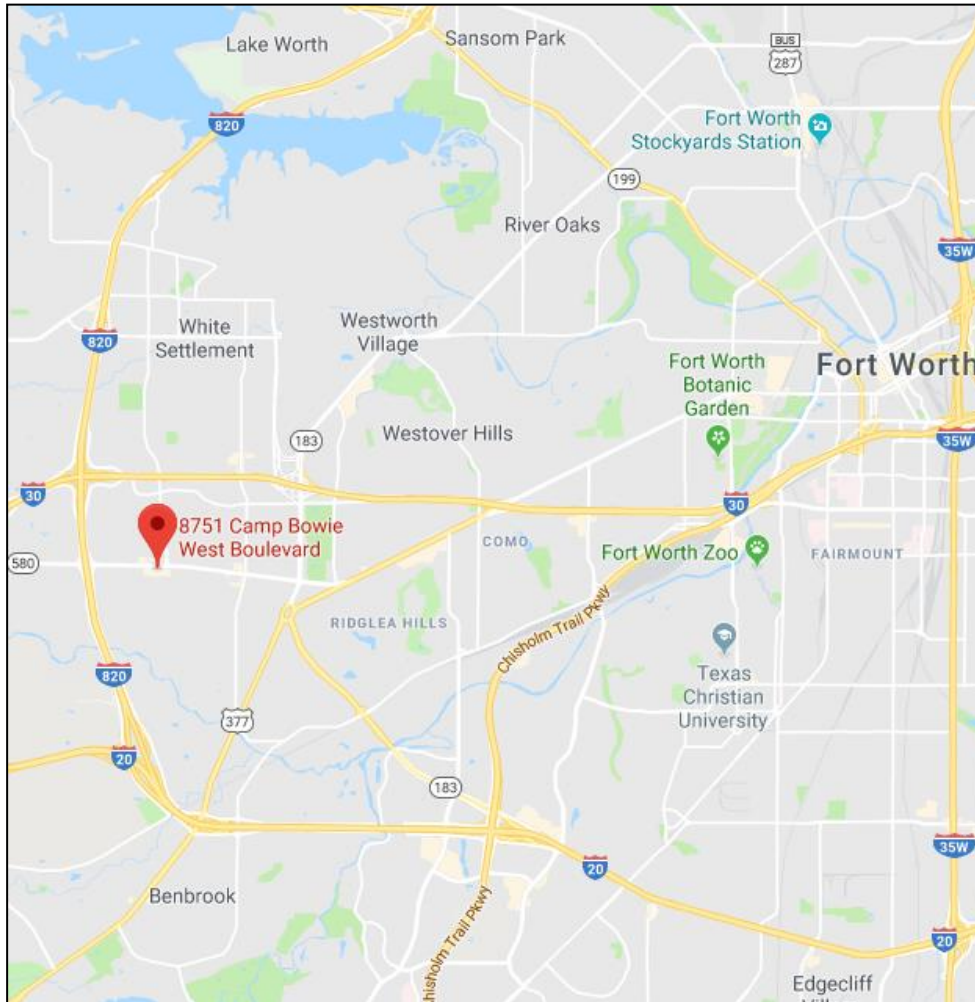
Western Hills Shopping Center
8751 CAMP BOWIE WEST, FT WORTH, TX 76116
Website: www.gainesrealestate.com

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Daily Traffic Counts		
I-820	28,380	
Camp Bowie / Hwy 80	E 21,000	W 12,210
Las Vegas Trail	11,020	

Demographics	1-mi.	3-mi.
2015 Total Population	13,001	53,178
2015 Total Daytime Population	15,631	70,107
2015 Total Daytime Work Population	5,045	30,504
2015 Average Household Income	\$46,042	\$64,583

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SITE PLAN

