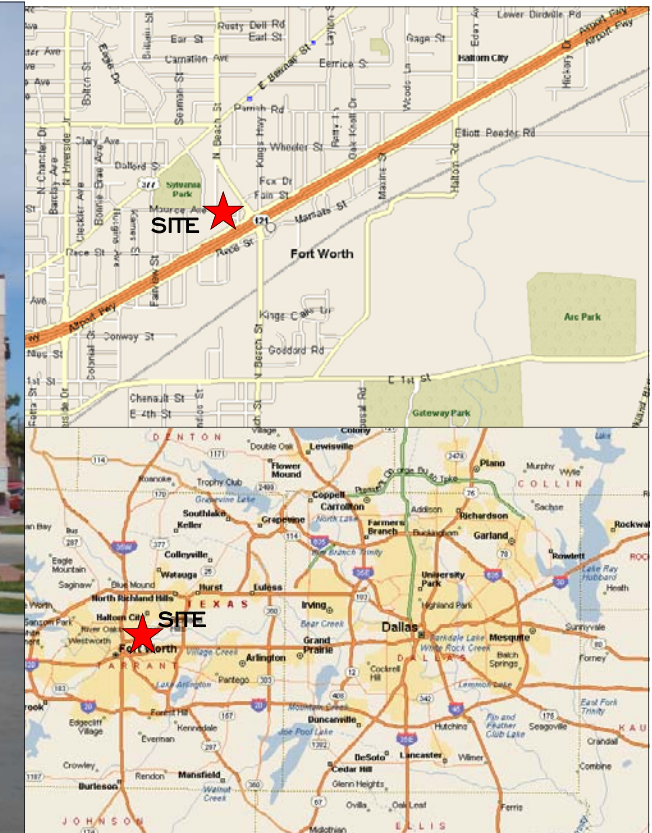


FOR LEASE
BEACH STREET COMMONS
FORT WORTH, TEXAS

Sam Brous
 sbrous@westovergrp.com
 (817) 335-7245

Mack House
 mhouse@westovergrp.com
 (817) 259-3510

Melissa Sanders
 msanders@westovergrp.com
 (817) 260-4469



PROPERTY SPECIFICATIONS

BUILDING SIZE: 9,600 square feet
AVAILABLE: 1,400 square feet

- INFORMATION:**
- Located at the northwest quadrant of Highway 121 & Beach Street
 - This site is adjacent to a Wal-Mart Supercenter
 - Tenants in center are Payless Shoe Source, Sally Beauty, Gamestop, Little Caesars and Subway

NEIGHBORING TENANTS:

Wal-Mart Supercenter, Walgreens, Blockbuster, Radio Shack, McDonald's, Whataburger, Wendy's, Pizza Hut, KFC, Dominos, Taco Bell and Cici's Pizza

TRAFFIC: Highway 121—103,859 v.p.d.
 Beach Street—17,454 v.p.d.

2007 DEMOGRAPHICS:

Radius	Population	Average HH Income
1 Mile	10,850	\$45,886
3 Mile	65,471	\$46,868
5 Mile	222,984	\$46,346

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, THE WESTOVER GROUP MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.



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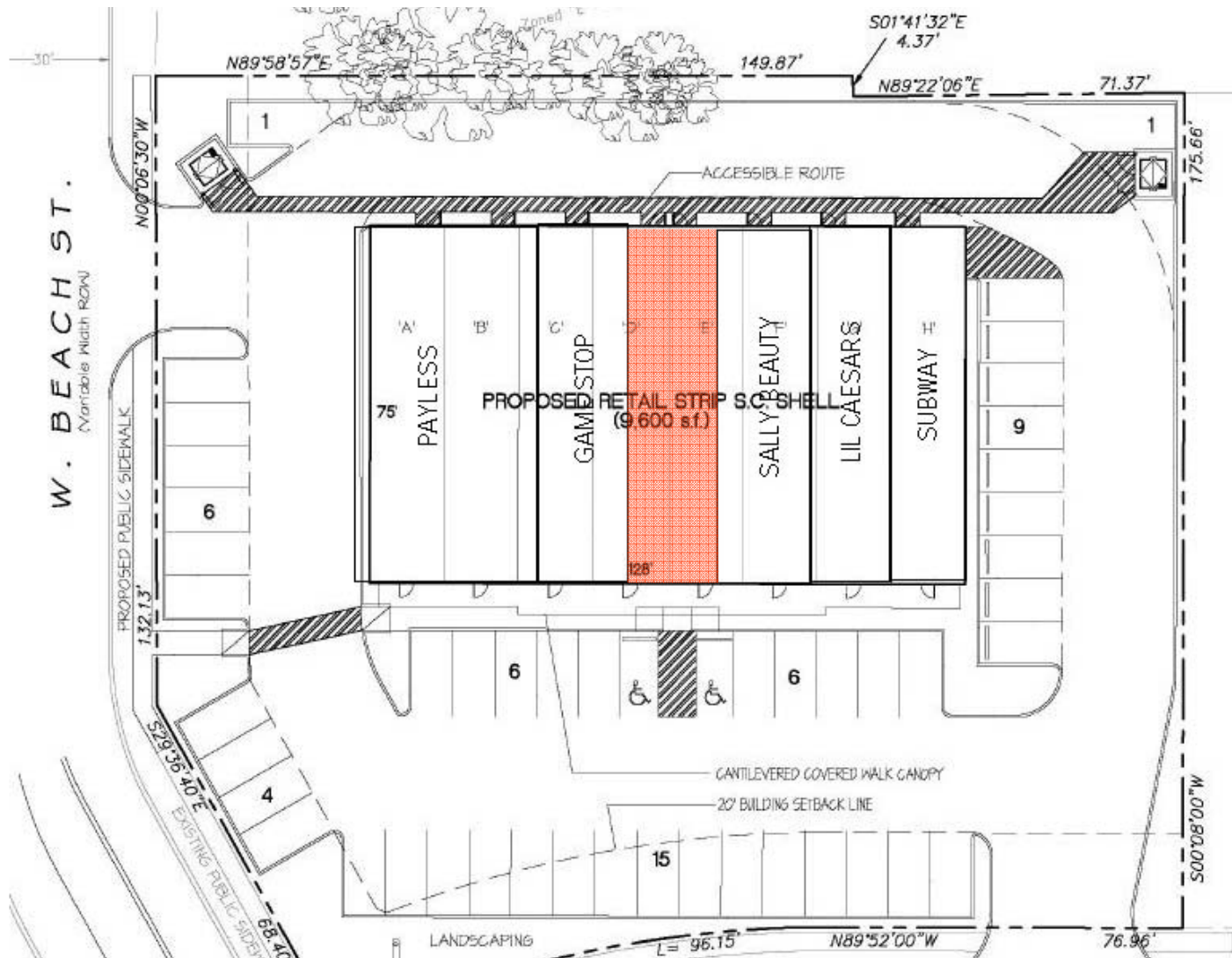
301 COMMERCE ST.,
 SUITE 2040
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 WWW.WESTOVERGRP.COM

Demographics: 2007 Estimates & 2012 Projections						
	1 Mile		3 Miles		5 Miles	
	2007	2012	2007	2012	2007	2012
Population	10,850	11,336	65,471	67,590	222,984	233,841
Avg. HH Income	\$45,886	\$50,916	\$46,868	\$50,958	\$46,346	\$50,139

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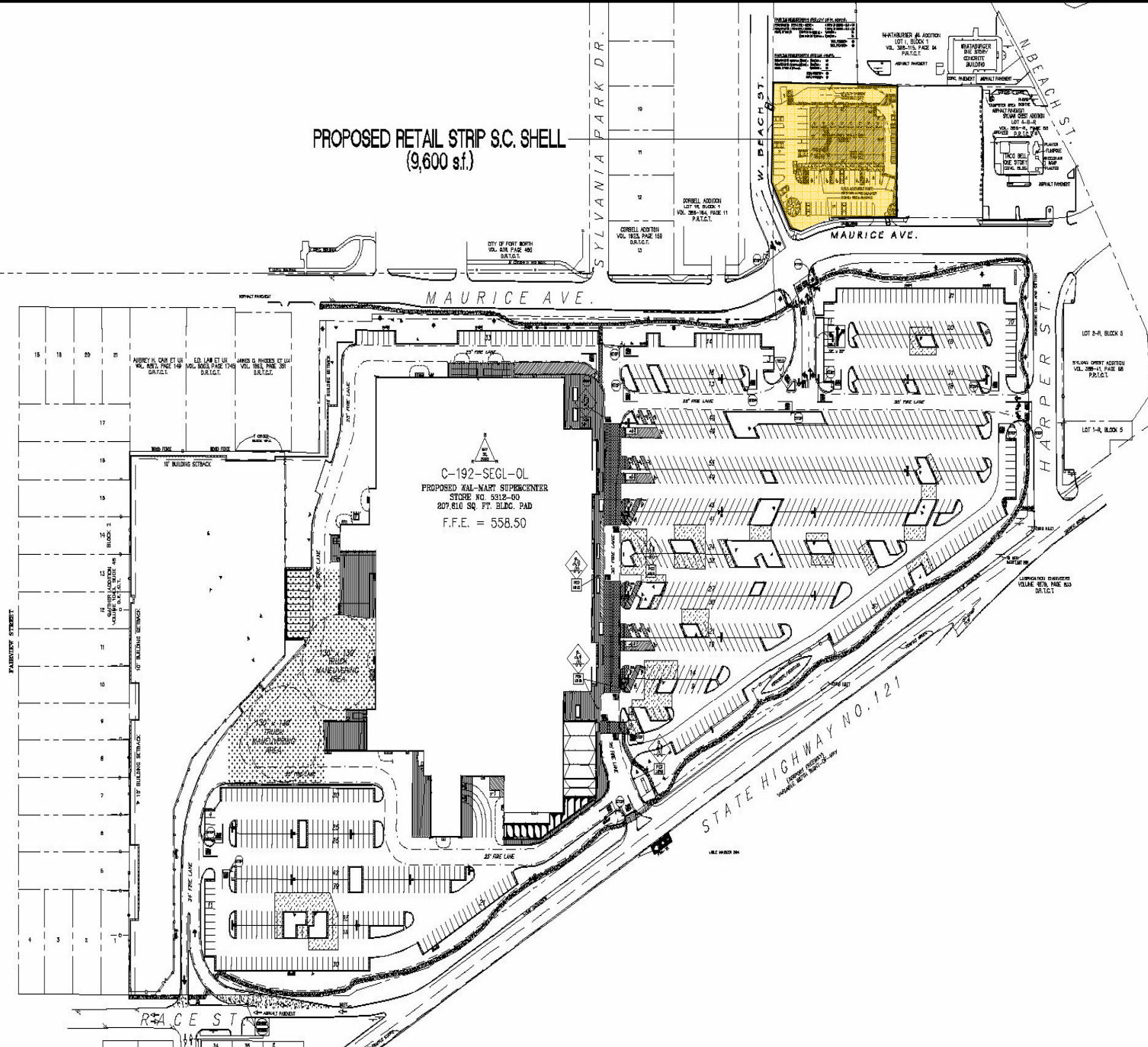
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PROPOSED RETAIL STRIP S.C. SHELL
(9,600 s.f.)



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