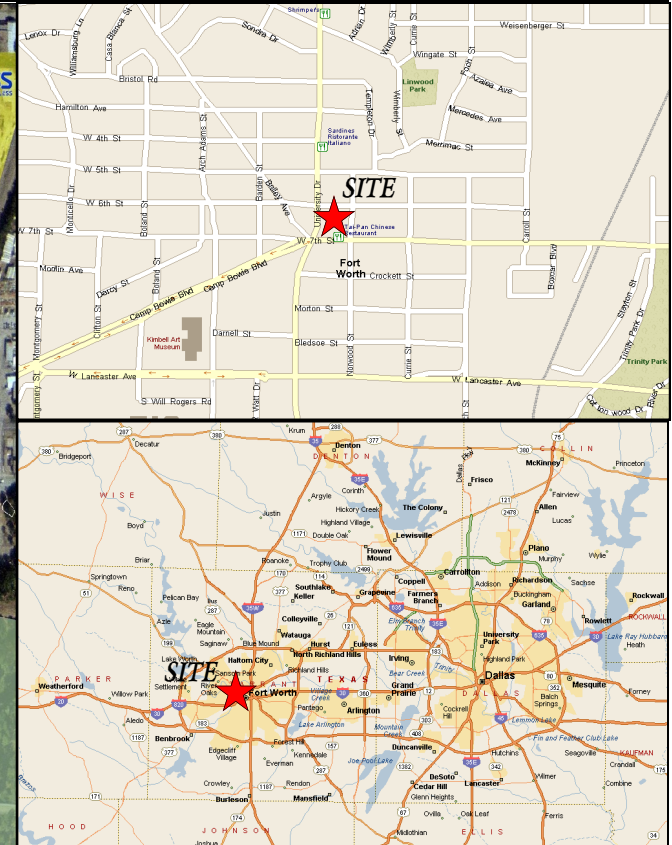
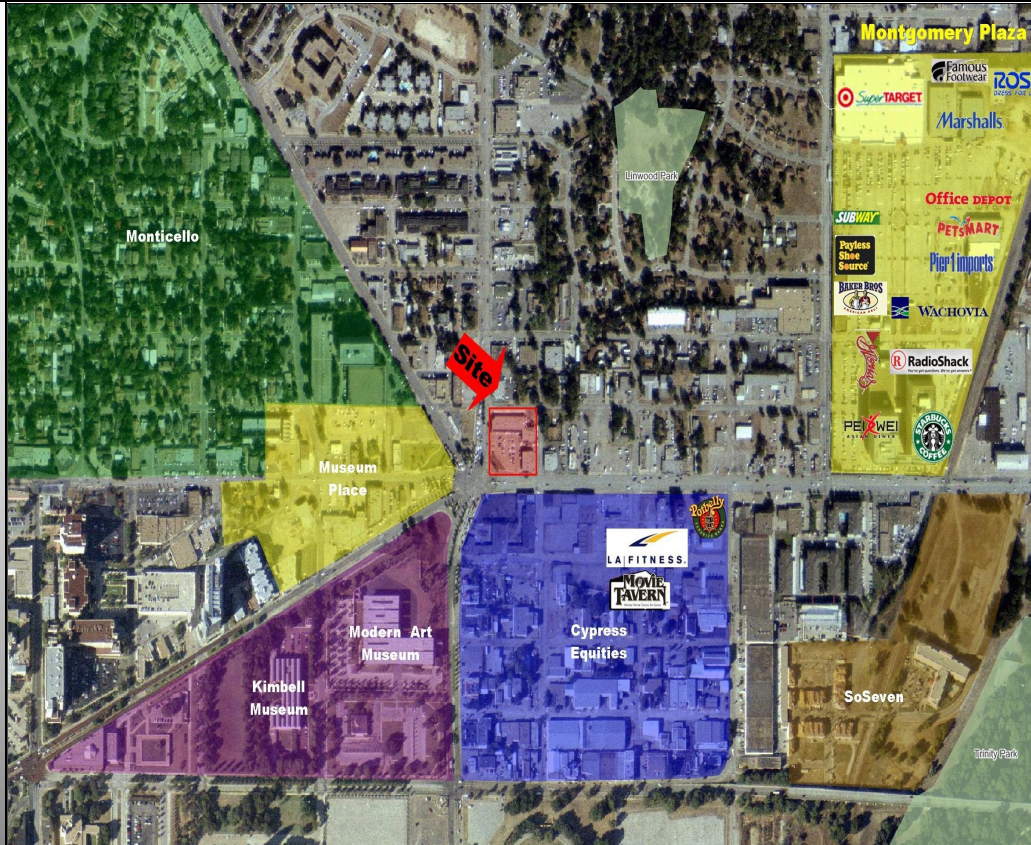


# The Corners Shopping Center NEC West 7th & University

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

Melissa Kulig  
mkulig@westovergrp.com  
(817) 260-4469



## PROPERTY SPECIFICATIONS

**SIZE:** 21,774 square feet

**AVAILABLE:** 2,369 square feet

## **TRAFFIC GENERATORS:**

Eddie V's, Lucky Strike Lanes, Blue Sushi, Tillman's Roadhouse, Bailey's Prime Plus, Movie Tavern, Super Target, Ross, Famous Footwear, Marshalls, Office Depot, Petsmart, Pier 1 Imports, Baker Bros., Starbucks, Radio Shack, Payless Shoe Source, Subway, Pei Wei, Chipotle, T-Mobile, H&R Block, Jimmy John's, Ace Cash Express, Community Trust Bank

**TRAFFIC:** West 7th Street—16,394 v.p.d.  
University Drive—18,706 v.p.d.

## **DEMOGRAPHICS:**

Radius	Population	Average HH Income
1 Mile	6,698	\$66,974
3 Mile	90,933	\$58,822
5 Mile	251,046	\$55,086

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.

**The Westover Group**

We Deliver Real Estate Solutions.

301 Commerce St.,  
Suite 2040  
Fort Worth, TX 76102  
tel 817-886-3000  
fax 817-336-1236

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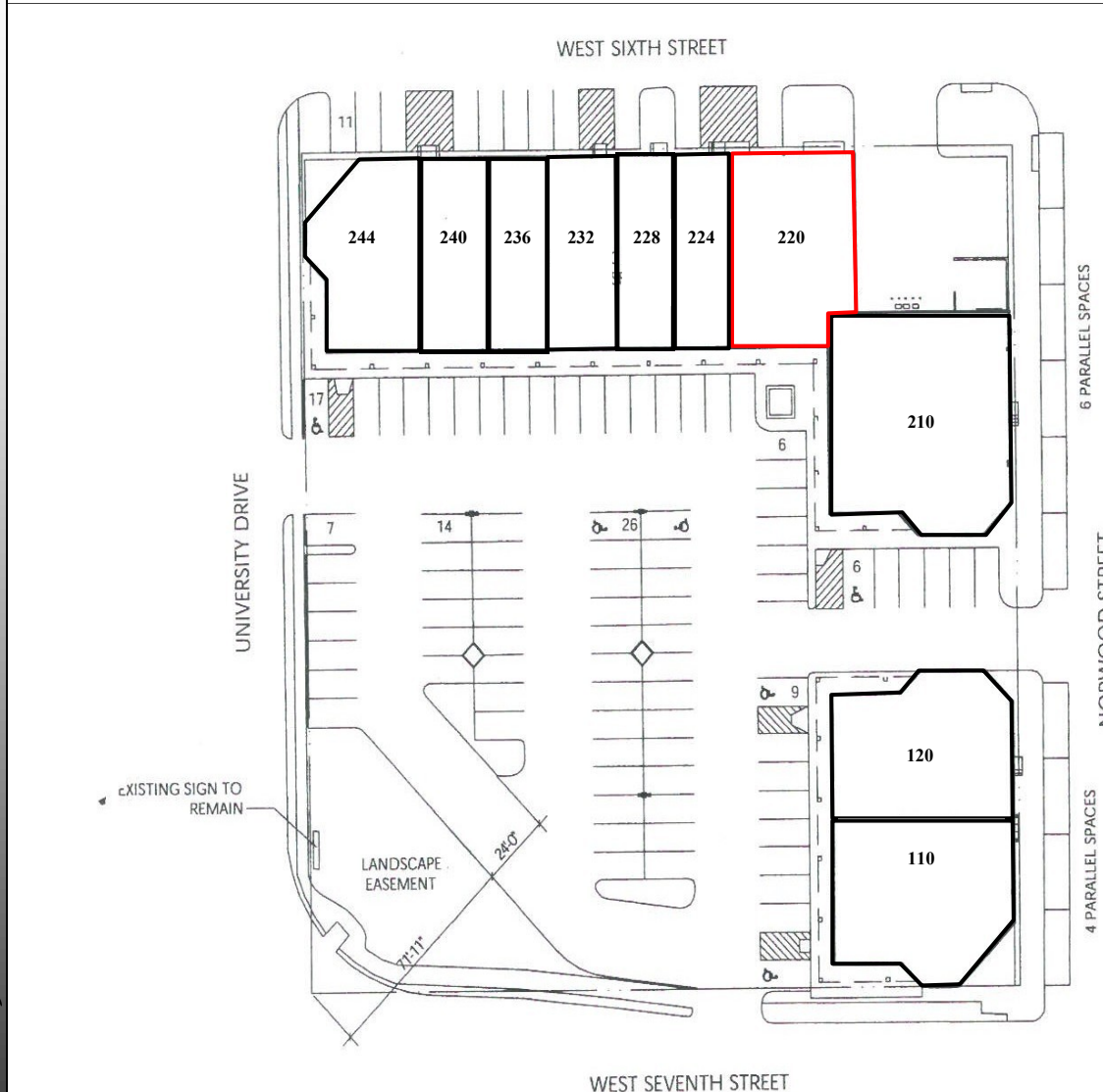
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## PROJECT DATA

### BUILDINGS

RETAIL	16,196 SF
RESTAURANT	5,568 SF
<b>TOTAL</b>	<b>21,764 SF</b>

### PARKING REQUIRED

RETAIL	58
(1 SPACE/ 250 SF X .75) FIRST 4,000 SF	
(1 SPACE/ 200 SF X .75) REMAINING SF	
RESTAURANT	43
(BASED ON 184 SEATS AND 15 EMPLOYEES)	
<b>TOTAL</b>	<b>101</b>

SPACES PROVIDED 106

- 244 T-Mobile
- 240 Ace Cash Express
- 236 Kool Nails
- 232 H & R Block
- 228 Knockouts
- 224 Jimmy John's
- 220 AVAILABLE**
- 210 Tai-Pan Restaurant
- 120 Community Trust Bank
- 110 Chipotle



SCALE: 1" = 40'



## CONCEPT SITE PLAN

ORD INVESTMENT COMPANY  
WORTH, TX

**GOOD FULTON & FARRELL**  
ARCHITECTS  
2808 Fullmount, Suite 300, Dallas, TX 75201 214.303.1500 214.303.1519 Fax  
Job Number: 04074 File Name: A-SP-001.dwg Date: 05.14.04 Drawn by: G