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FOR LEASE

**Free Standing
 Building
 Former WAMU
 Bank**

**7460 McCart Ave.
 Fort Worth, TX**

**McCart @
 Sycamore School
 Rd.**

3,850 sq ft

**Rent - Negotiable
 Taxes - \$1.61/sq ft
 Insur - \$0.27/sq ft**

Major Tenants:

- Aldi**
- Dollar Tree**
- Wingstop**
- Wal-Mart**
- Walgreens**
- Albertsons**

2009 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	23,720	101,828	195,813
Average HH Income	\$64,335	\$62,024	\$65,085
Average Age	32.98	35.42	35.07

<u>2007 Traffic Counts</u>	
Sycamore School Rd.	17,632
McCart Ave.	26,090