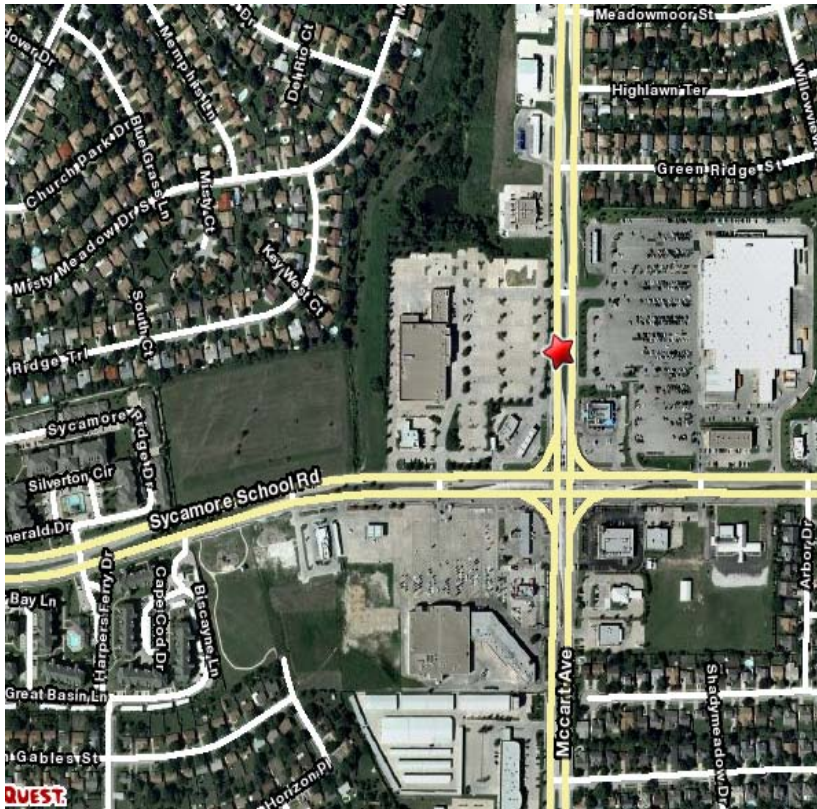




Kammie Kay  
 VP Lease Administration  
 Phone: 310.273.0864 X 215



**FOR LEASE**

**Former Fuel Station  
 Pad Site**

**7440 McCart Ave.  
 Fort Worth, TX**

**McCart @ Sycamore  
 School Rd.**

**25,000 sq ft  
 Vacant Land**

**Rent - Negotiable  
 CAM - \$2.35/sq ft  
 Tax - \$2.12/sq ft  
 Insur - \$0.27/sq ft**

**Major Tenants:**

- Albertsons**
- Aldi**
- Dollar Tree**
- Wingstop**
- WalMart**
- Walgreens**

**2009 Estimated Demographics**

	<b>3 Minutes</b>	<b>5 Minutes</b>	<b>7 Minutes</b>
Population Estimate	15,887	45,734	71,586
Average Median HH Income	\$55,775	\$55,269	\$51,583
Average Household Size	2.97	2.85	2.80

**2007 Traffic Counts**

Sycamore School Rd. 17,632

McCart Ave.

24,090