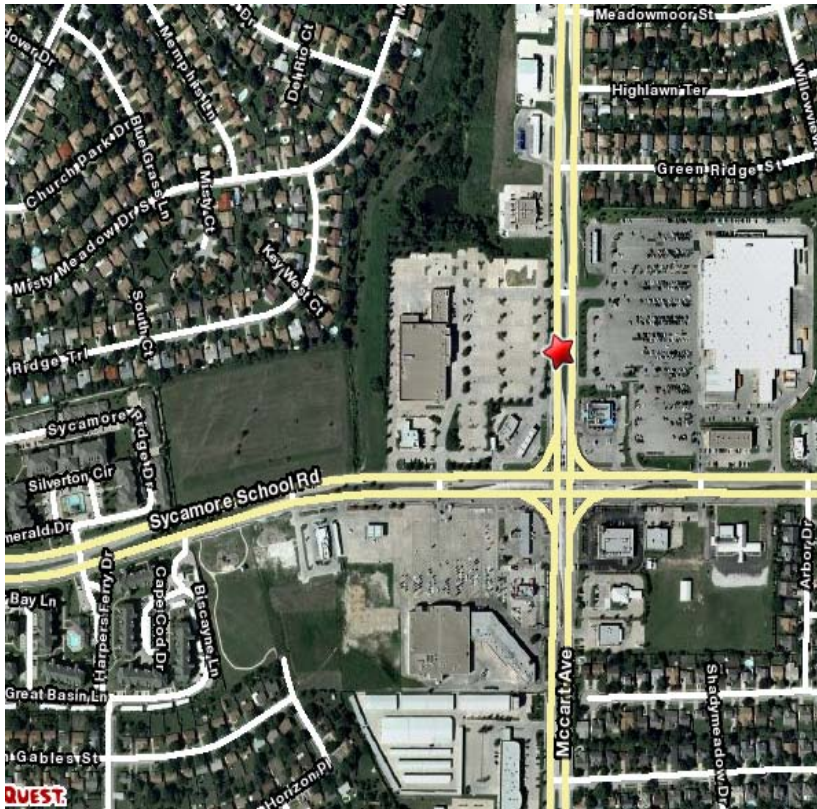




Kammie Kay
 VP Lease Administration
 Phone: 310.273.0864 X 215



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 - \$2.74/sq ft
 Tax - \$1.61/sq ft
 Insur - \$0.27/sq ft**

Major Tenants:

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

2009 Estimated Demographics

| | 3 Minutes | 5 Minutes | 7 Minutes |
|--------------------------|------------------|------------------|------------------|
| 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 |

