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FOR LEASE

**Neighborhood
Center**

**7420 McCart Ave.
Ste. #100
Fort Worth, TX**

**McCart @
Sycamore School
Rd.**

2,000 sq ft

**Rent - Negotiable
CAM - \$2.38/sq ft
Insur - \$0.08/sq ft
Tax - \$1.74/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

2007 Traffic Counts	
Sycamore School Rd.	17,632
McCart Ave.	26,090