

BARNES & NOBLE
BOOKSELLERS

5000 SOUTH HULEN

5000 SOUTH HULEN
FORT WORTH, TX 76132

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

LEASING MANAGER - DFW REGION
cmuncy@whitstonereit.com
p: 214.770.5220

DAVID SPAGNOLO

REGIONAL VICE PRESIDENT - DALLAS - AUSTIN
dspagnolo@whitstonereit.com
p: 214.824.7888 x1204



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PROPERTY DESCRIPTION

Experience unparalleled visibility and synergy at 5000 S Hulen, a premier shopping center strategically positioned in the heart of Fort Worth's most dynamic retail corridor. Located directly across from Hulen Mall at the high-traffic intersection of S Hulen Street and Overton Ridge Boulevard, this property offers an exceptional opportunity to join a robust lineup of national tenants, including Old Navy, Barnes & Noble, and Sephora. Capitalize on the constant draw from the super-regional mall and the affluent surrounding neighborhoods, ensuring a steady flow of discerning customers. With its modern design, prominent pylon signage, and excellent accessibility, 5000 S Hulen provides the ideal address for retailers seeking to thrive in a high-energy, top-tier shopping destination

PROPERTY HIGHLIGHTS

- Versatile floor plans
- Ample parking
- Excellent visibility
- Prime commercial leasing opportunity.

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OFFERING SUMMARY

Available SF:	950 - 3,104 SF
Vehicles Per Day:	40,211 VPD via S Hulen St
Building Size:	86,907 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,162	47,140	104,443
Total Population	10,783	113,449	272,658
Average HH Income	\$86,457	\$108,666	\$100,336



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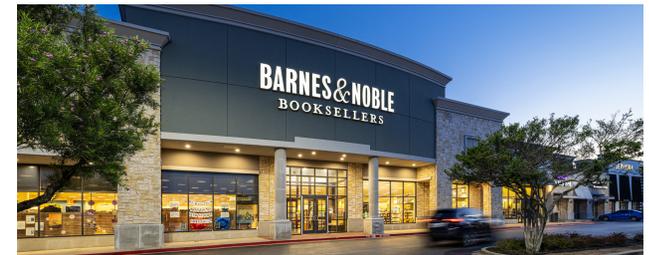
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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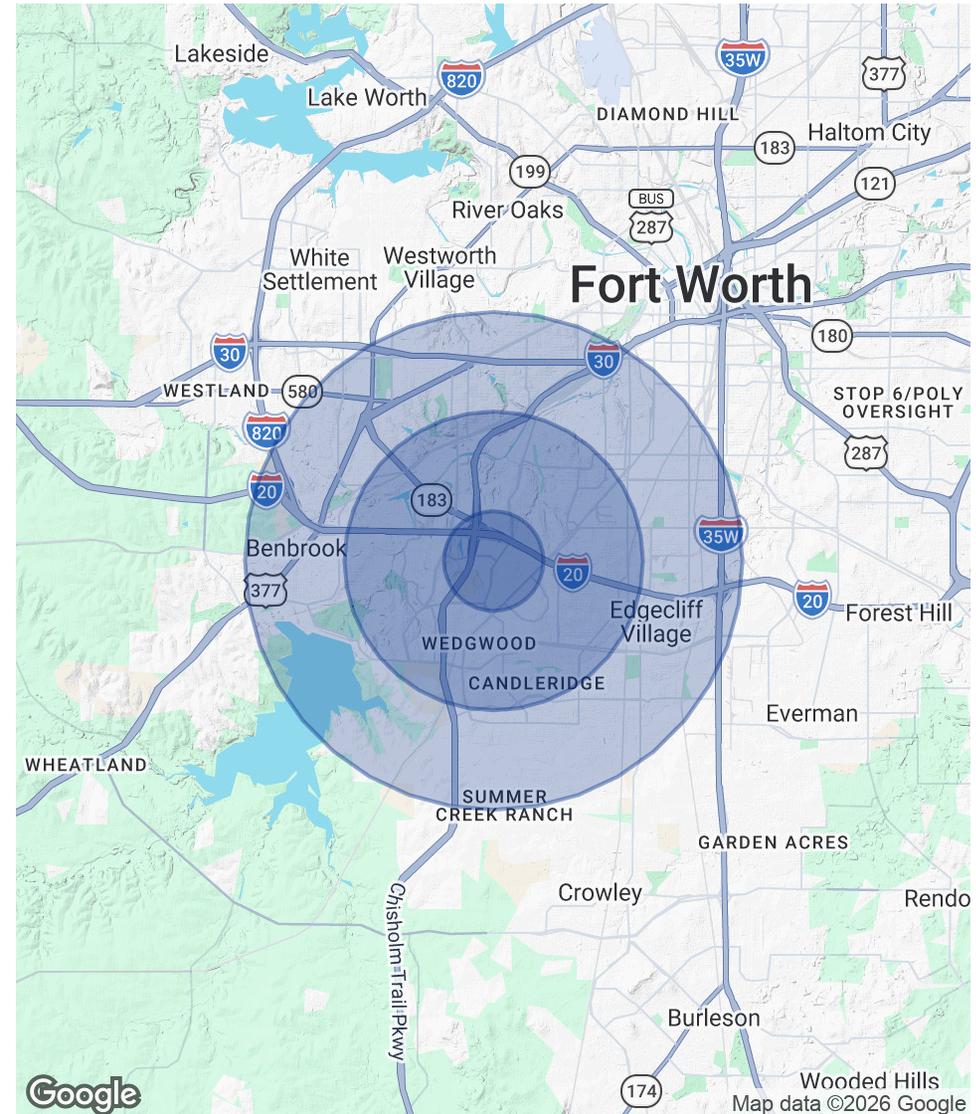


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,783	113,449	272,658
Average Age	38	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,162	47,140	104,443
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$86,457	\$108,666	\$100,336
Average House Value	\$324,630	\$404,929	\$380,237

Demographics data derived from AlphaMap



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