

HERITAGE TRACE PLAZA

H-E-B SHADOW-ANCHORED RETAIL CENTER

3529 HERITAGE TRACE PARKWAY
FORT WORTH, TX 76244

RETAIL PROPERTY FOR LEASE

CHRIS MUNCY

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PROPERTY DESCRIPTION

Heritage Trace Plaza is located in the affluent and rapidly-growing Alliance Corridor of North Ft. Worth. The center features a family-focused mix of service oriented tenants and dining options, including McAlister's Deli, FedEx Office, Don Taco, Blink Fitness, Code Ninjas, Spicar Martial Arts, Aqua Tots and Heritage Music School among many others.

PROPERTY HIGHLIGHTS

- Just East of I-35 W at Heritage Trace Parkway
- Close to Interstate Highways 20, 30, and Texas Highways 114 and 170
- Near Texas Health Harris Methodist Hospital Alliance
- Minutes away from Alliance Town Center and Heritage Amenity Center
- Near Timberwood Middle School and Keller ISD Education Center

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OFFERING SUMMARY

Available SF:	1,431 - 1,641 SF
Building Size:	70,431 SF
Vehicles Per Day:	23,406 via Heritage Trace Parkway 105,000 via Interstate 35W
Major Tenants:	McAlister's Deli, Mooyah Burgers, FedEx Office, Blink Fitness, Aqua-Tots, Texas Health Resources, Code Ninjas

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$111,786	\$112,544	\$107,319
Total Population	16,895	120,802	279,379
Total Households	4,445	35,483	87,008



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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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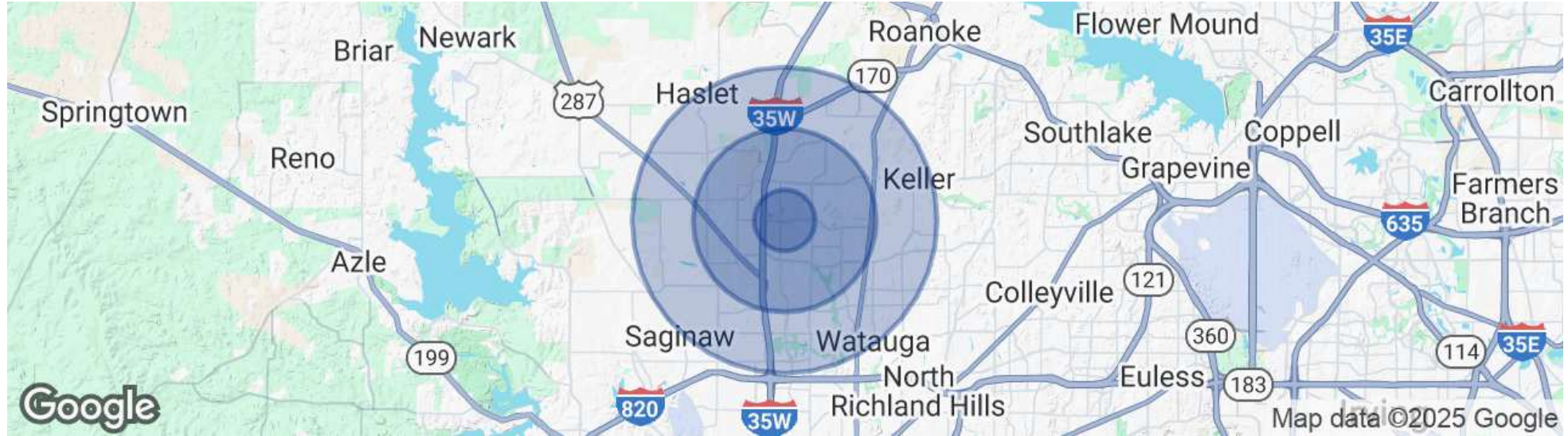
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,895	120,802	279,379
Median age	40.1	35.2	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,445	35,483	87,008
# of persons per HH	2.6	2.9	2.9
Average HH income	\$111,786	\$112,544	\$107,319
Average house value	\$231,530	\$232,758	\$235,447

* Demographic data derived from 2020 ACS - US Census

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