



Montgomery Plaza

Fort Worth, TX

Dallas-Fort Worth-Arlington (TX)



Douglas Schooley
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AERIAL



GROSS LEASABLE AREA (GLA)	291,121 SF
PARKING SPACES	1,702
PARKING RATIO	5.85 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Marshalls/HomeGoods	38,032	21 Available	916	40 Pop-N-Cream	2,718
2 Ross Dress for Less	30,079	22 BoomerJack's	4,567	41 ATI Physical Therapy	2,205
3 Michaels	17,029	23 Yogurtland	1,295	42 Hotworx	1,817
4 Flynn & O'Hara Uniforms	4,000	24 Brow Flair	1,272	43 America's Best Contacts & Eyeglasses	3,744
5 Dollar Tree	12,000	25 Depil Brazil Waxing	1,053	44 Chicken Salad Chick	2,800
6 Office Depot	20,000	26 Floyd's 99 Barbershop	1,695	45 Wingstop restaurant	1,300
7 PetSmart	19,548	27 The Joint Chiropractic	848	46 Vaden Jewelers	1,540
8 Five Below	11,015	28 Available	1,247	47 Zeeba Salon Suites	6,588
9 Rally House	6,488	29 P'tit Tea Maison	2,150	48 The Social Fix	1,100
10 RE/MAX Trinity	4,357	30 Goat & Vine	6,168	49 Big Frog Custom T-Shirts	1,505
12 GolfTEC	2,796	31 Available	2,103	50 Skyline Nails & Spa	4,200
13 Kimco	4,384	32 Sushi Axiom	4,648	51 Supercuts	1,050
14 Available	1,847	33 Gloria's	5,248	52 Subway	1,260
15 Montgomery Plaza Dental	2,090	34 Massage Envy	3,107	53 GNC	1,260
16 AT&T	2,500	35 Bahama Bucks	1,273	54 Sally Beauty Supply	2,000
17 LaserAway	2,166	36 Pei Wei Asian Diner	3,345	55 Mattress Firm	4,500
18 The Lash Lounge	1,563	37 Pie Five	2,111	56 Wells Fargo	4,054
19 Starbucks Coffee	2,171	38 Run On by JackRabbit	8,837	57 Chick-fil-A	4,617
20 Red Door Escape Room Ft. Worth	6,225	39 Orangetheory Fitness	2,690		

Disclaimer: 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 or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. 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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Revision Date: 03/05/20
Original Date:

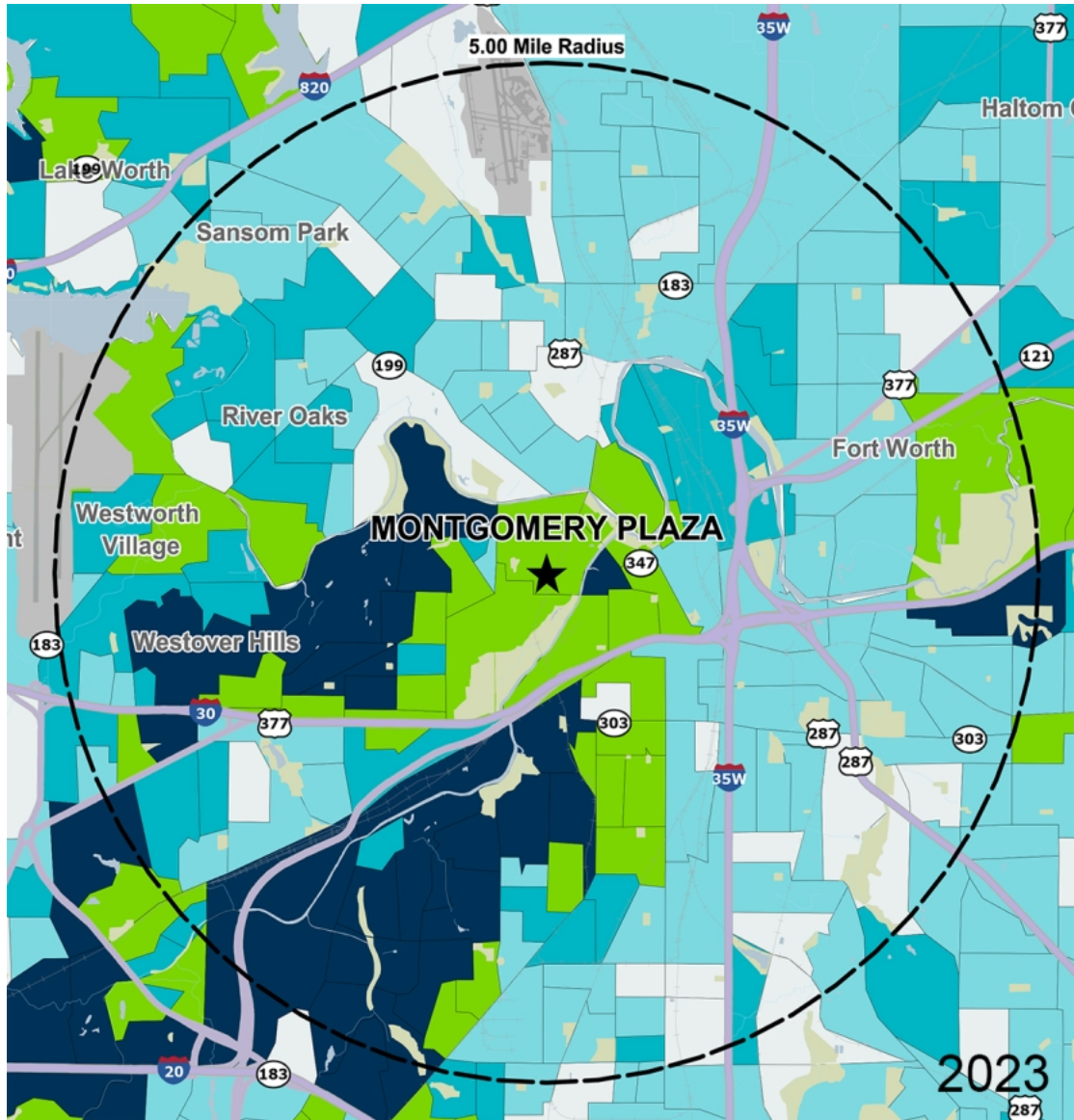
Google

COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,976	95,169	272,255
Daytime Pop	30,567	235,834	431,108
Households	4,482	37,630	95,671
Average HH Income	\$126,581	\$105,608	\$89,723
Median HH Income	\$94,881	\$71,282	\$60,233
Per Capita Income	\$72,652	\$43,124	\$32,328

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Montgomery Plaza

W. 7th St. & Carroll St., Fort Worth, TX



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