



Montgomery Plaza

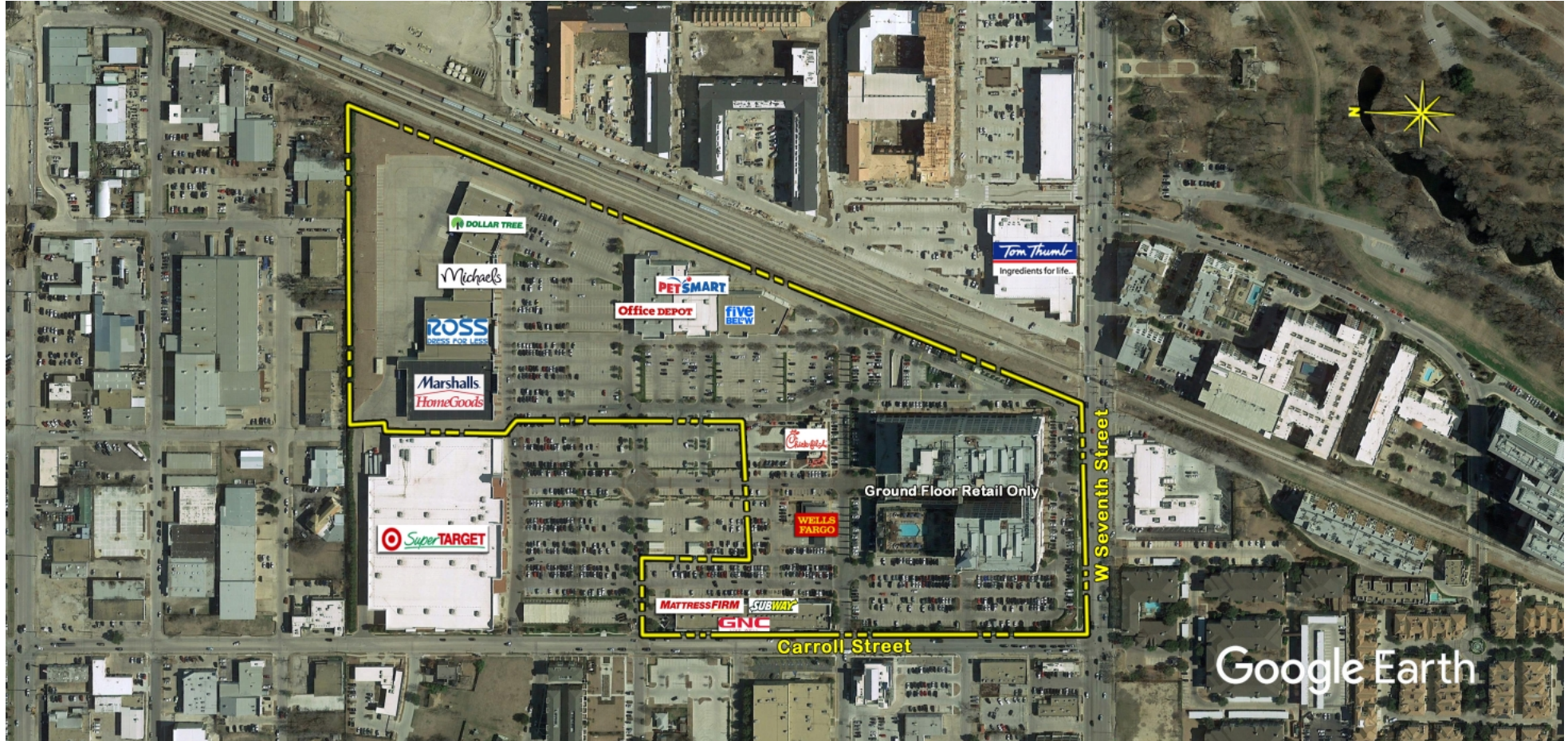
Fort Worth, TX

Dallas-Fort Worth-Arlington (TX)

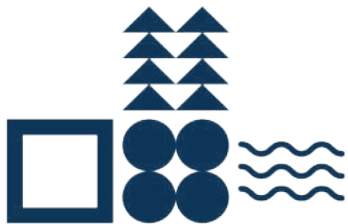


Douglas Schooley
Leasing Representative
(972) 638-5242
dschooley@kimcorealty.com





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



Property Overview

Montgomery Plaza is a unique mixed-use development located on W 7th in Fort Worth, Texas. In addition to popular anchors including Ross Dress for Less, Marshalls/HomeGoods and Petsmart in an open air setting with ample parking, the property contains the beautiful, original 1928 Montgomery Ward store and catalog building. In 2004 the nationally recognized architectural structure was converted into a luxury residential community with 240 condominiums on levels 3 through 8. The condos feature elevated ceiling heights and enormous full-length windows with industrial elements. During the conversion, a six-story opening was incorporated into the center of the Art Deco period building, creating a central 80-foot promenade for shopping and restaurants. Within walking distance to the center are over 1,000 other residential units.

■ Available ■ Non-Controlled ● Curbside Pick-up



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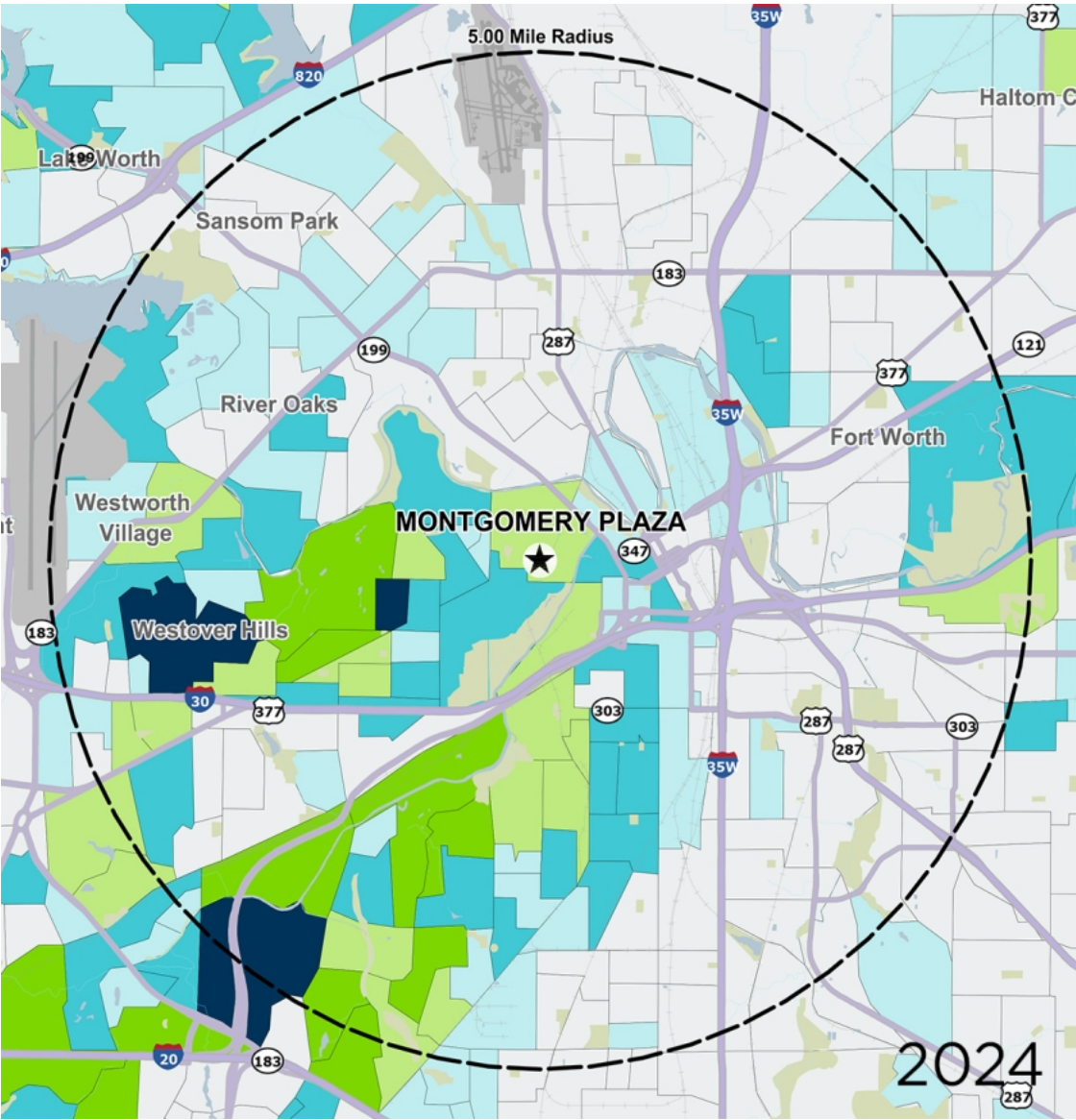
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Marshalls/HomeGoods	38,032	22 Available (Former Restaurant)	4,567	41 ATI Physical Therapy	2,205
2 Ross Dress for Less	30,079	23 Yogurtland	1,295	42 Hotworx	1,817
3 Michaels	17,029	24 Brow Flair	1,272	43 America's Best Contacts & Eyeglasses	3,744
4 Flynn & O'Hara Uniforms	4,000	25 Depil Brazil Waxing	1,053	44 Chicken Salad Chick	2,800
5 Dollar Tree	12,000	26 Floyd's 99 Barbershop	1,695	45 Wingstop restaurant	1,300
6 Office Depot	20,000	27 The Joint Chiropractic	848	46 Available	1,540
7 PetSmart	19,548	28 Available	1,247	47 Zeeba Salon Suites	6,588
8 Five Below	11,015	29 P'tit Tea Maison	2,150	48 The Social Fix	1,100
9 Rally House	6,488	30 Available (Former Restaurant)	6,168	49 Big Frog Custom T-Shirts	1,505
10 RE/MAX Trinity	4,357	31 Available	2,103	50 Skyline Nails & Spa	4,200
12 GolfTEC	2,796	32 Sushi Axiom	4,648	51 Supercuts	1,050
13 Kimco	4,384	33 Gloria's	5,248	52 Subway	1,260
15 Montgomery Plaza Dental	3,937	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		
21 Available	916	40 Pop-N-Cream	2,718		

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.



Revision Date: 03/05/20
Original Date:

COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,586	96,574	270,163
Daytime Pop	35,252	323,556	511,980
Households	6,655	39,319	96,871
Average HH Income	\$123,067	\$114,998	\$99,932
Median HH Income	\$90,460	\$78,579	\$66,746
Per Capita Income	\$79,023	\$49,263	\$36,994

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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



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