Montgomery Plaza

Fort Worth, TX

Dallas-Fort Worth-Arlington (TX)

Douglas Schooley
Leasing Representative
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KIMCO REALTY

Montgomery Plaza

Fort Worth, TX

www.kimcorealty.com/111001

AERIAL

GROSS LEASABLE AREA (GLA)	290,737 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.

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Available | Non-Controlled | Curbside Pick-up

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	TENANT	SQ FT
1	Marshalls/HomeGoods	38,032
2	Ross Dress for Less	30,079
3	Michaels	17,029
4	Flynn & O'Hara Uniforms	4,000
5	Dollar Tree	12,000
6	Barnes & Noble	20,000
7	PetSmart	19,548
8	Five Below	11,015
9	Rally House	6,488
10	RE/MAX Trinity	4,357
12	GolfTEC	2,796
13	Kimco	4,384
15	Montgomery Plaza Dental	3,937
16	AT&T	2,500
17	LaserAway	2,166
18	The Lash Lounge	1,563
19	Starbucks Coffee	2,171
20	Red Door Escape Room Ft. Worth	6,225
21	Available	916
22	Available (Former Restaurant)	4,567
23	Yogurtland	1,295
24	Brow Flair	1,272
25	Depil Brazil Waxing	1,053
26	Floyd's 99 Barbershop	1,695
27	The Joint Chiropractic	848
28	Available	1,247
29	P'tit Tea Maison	2,150
30	AVE Mediterranean	6,168
31	Fleet Feet	2,103
32	Sushi Axiom	4,648
33	Gloria's	5,248
34	Massage Envy	3,107
35	Bahama Bucks	1,273
36	Wonder	3,345
37	Pie Five	2,111
38	Ulta	8,453
39	Orangetheory Fitness	2,690
40	Pop-N-Cream	2,718
41	ATI Physical Therapy	2,205
42	Hotworx	1,817
43	America's Best Contacts & Eyeglasses	3,744
44	Chicken Salad Chick	2,800
45	Wingstop	1,300
46	Grain & Berry	1,540
47	Zeeba Salon Suites	6,588
48	Available	1,100
49	Big Frog Custom T-Shirts	1,505
50	Skyline Nails & Spa	4,200
51	Supercuts	1,050
52	Subway	1,260
53	GNC	1,260
54	Sally Beauty Supply	2,000
55	Mattress Firm	4,500
56	Wells Fargo	4,054
57	Chick-fil-A	4,617

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 purposed 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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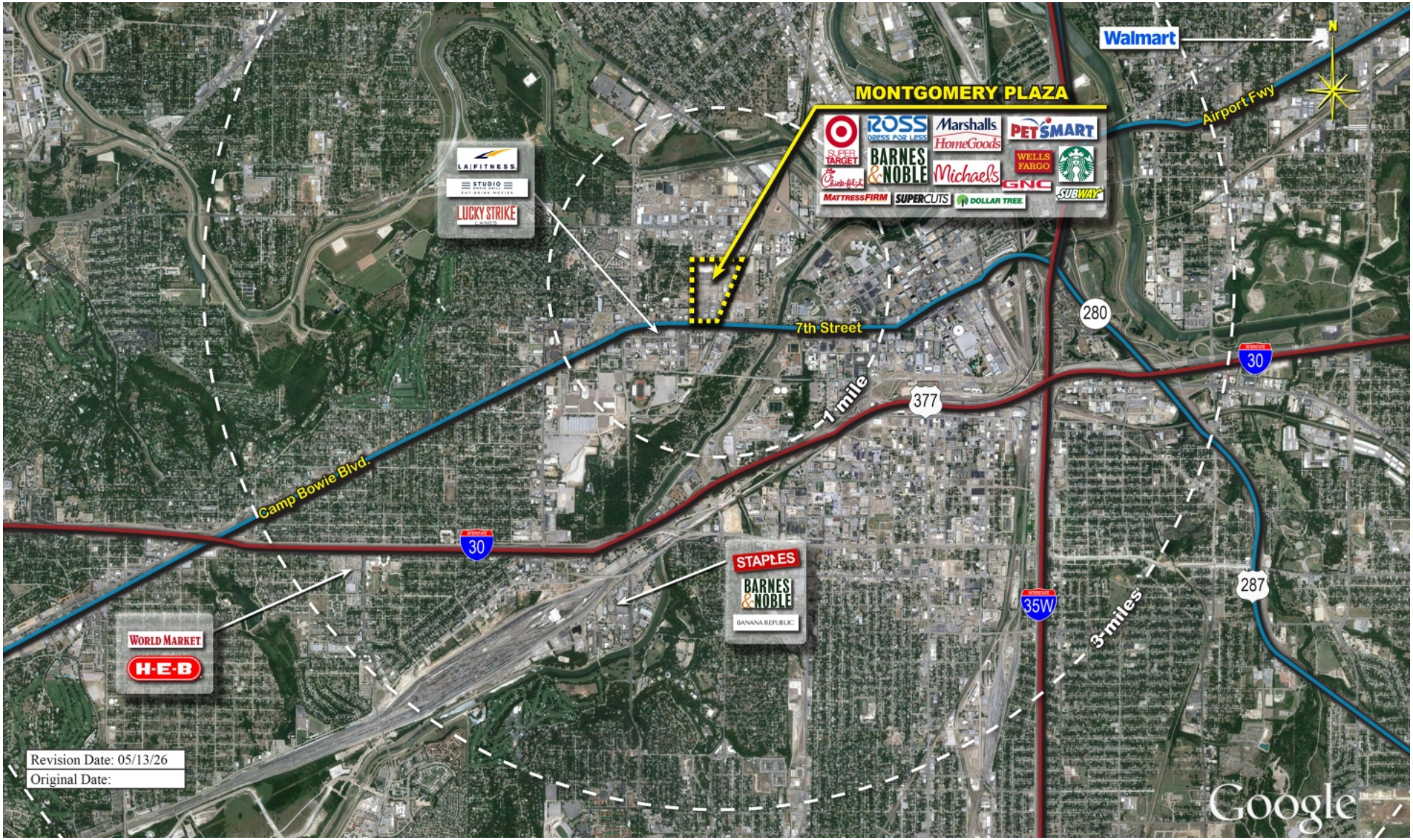

COMPETITION MAP

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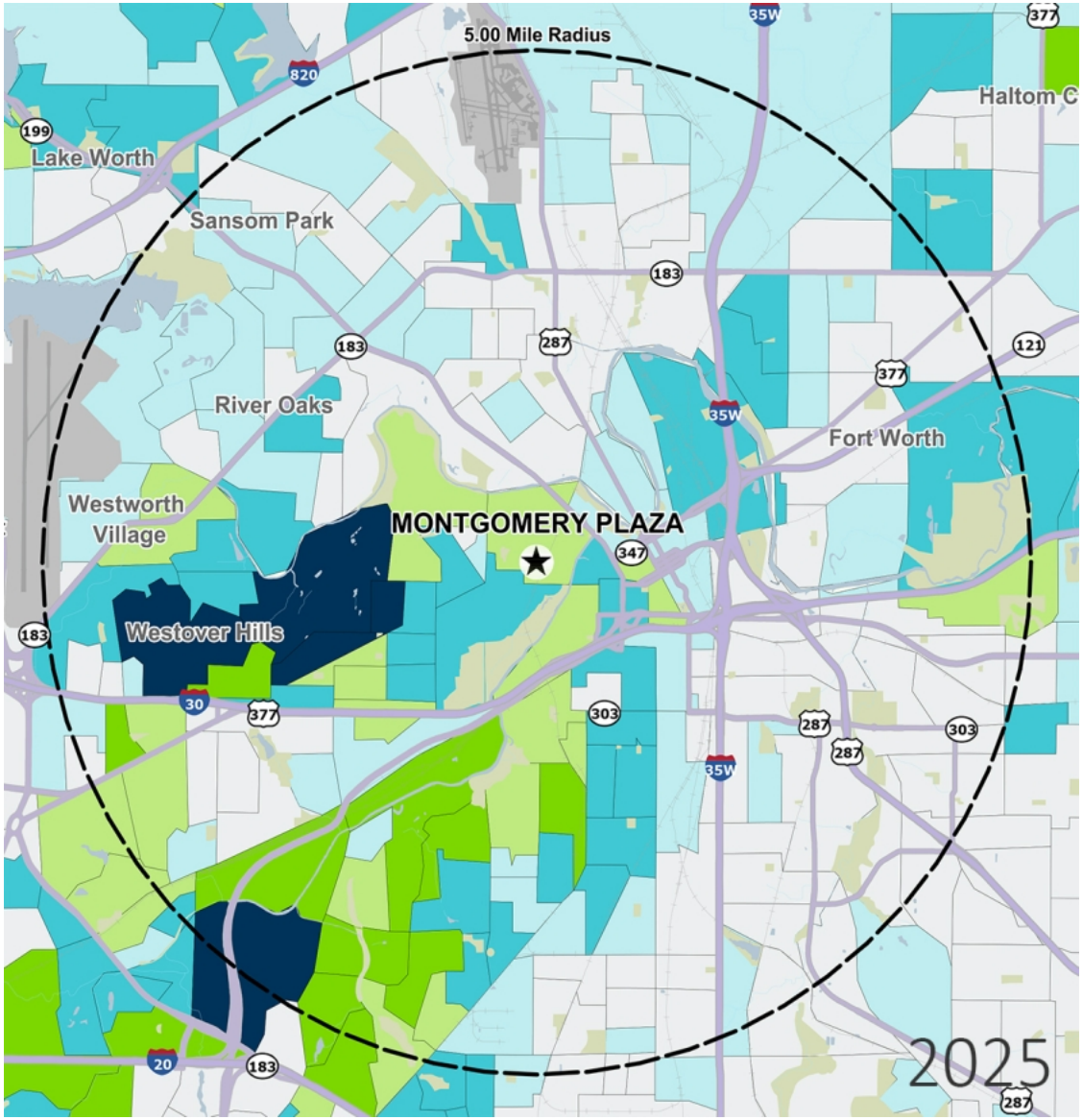

by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,683	96,740	270,845
Population Density	3,409	3,430	3,457
Daytime Pop	36,807	332,082	523,828
Households	6,738	39,455	97,063
Average HH Income	$130,032	$123,259	$107,366
Median HH Income	$96,188	$84,396	$71,931
Per Capita Income	$83,654	$52,710	$39,635

Popstats, 4Q 2025, Kalibrate

Average Household Income

- $300K and up
- $200K - $300K
- $150K - $200K
- $100K - $150K
- $75K - $100K
- < $75K

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