

# Beach Street Shopping Center

5201 N Beach St., Fort Worth TX 76137

100% LEASED



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# HIGHLIGHTS

- +/- 2,500 SF End Cap Available for Lease
- Highly visible location with good frontage and access to HWY 820
- Join Overtime Sports Bar, Legacy Nails and several other CoTenants
- High residential density in the area, including 5 motels within 1/2 Mile
- Dedicated turn lane



Tenant	Floor	Square Feet	Lease Type
Legacy Nail Bar	1	1800	Retail
Overtime Sports Bar	1	8000	Retail
US Liquor and Wine	1	2500	Retail
Tattoo Shop	1	2000	Retail
Vape/Smoke Shop	1	2,500	Retail



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,091	101,728	282,645



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,941	\$78,220	\$82,722



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,279	37,149	96,960



## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	5
GLA (SF)	16,000
LAND ACRES	1.38
YEAR BUILT	2007
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	One
PARKING RATIO	Ample
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

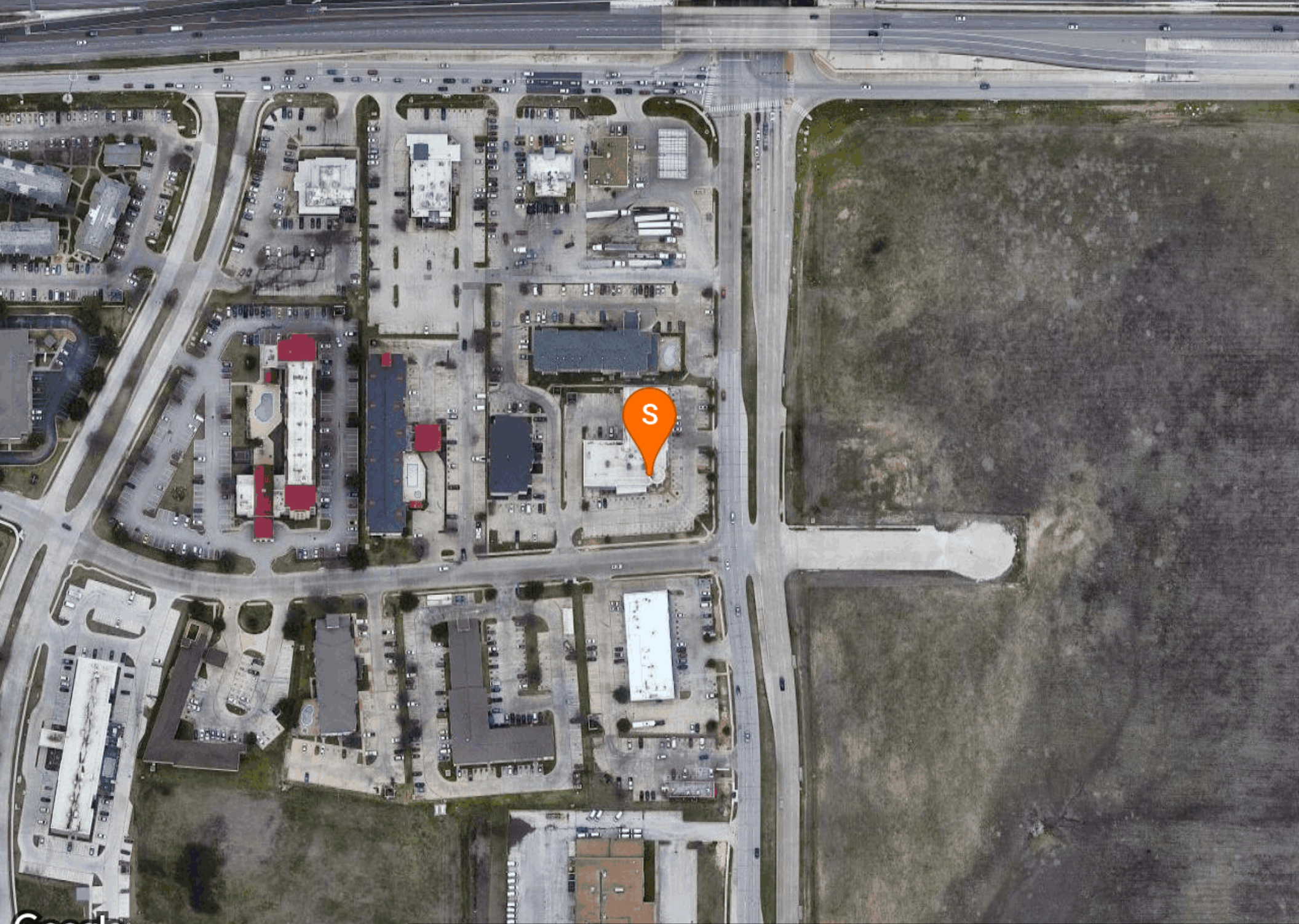
## TENANT INFORMATION

MAJOR TENANT/S	Overtime Bar & Grill
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,291	72,875	188,810
2010 Population	4,769	91,707	244,640
2021 Population	7,091	101,728	282,645
2026 Population	7,805	107,504	302,177
2021 African American	1,016	9,499	23,683
2021 American Indian	44	706	1,978
2021 Asian	703	9,452	19,404
2021 Hispanic	2,310	37,957	107,909
2021 Other Race	945	14,729	39,645
2021 White	4,036	62,970	185,420
2021 Multiracial	338	4,187	11,982
2021-2026: Population: Growth Rate	9.70 %	5.55 %	6.75 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	197	2,105	5,534
\$15,000-\$24,999	175	2,530	5,933
\$25,000-\$34,999	226	3,529	8,093
\$35,000-\$49,999	518	5,387	12,781
\$50,000-\$74,999	785	8,326	21,146
\$75,000-\$99,999	595	6,226	16,209
\$100,000-\$149,999	550	5,355	16,484
\$150,000-\$199,999	198	2,428	6,843
\$200,000 or greater	35	1,264	3,937
Median HH Income	\$64,150	\$62,496	\$67,086
Average HH Income	\$73,941	\$78,220	\$82,722

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,529	27,701	68,264
2010 Total Households	2,259	33,450	84,341
2021 Total Households	3,279	37,149	96,960
2026 Total Households	3,595	39,289	103,318
2021 Average Household Size	2.16	2.72	2.90
2000 Owner Occupied Housing	810	17,928	45,573
2000 Renter Occupied Housing	631	8,579	19,828
2021 Owner Occupied Housing	783	20,941	62,026
2021 Renter Occupied Housing	2,496	16,208	34,934
2021 Vacant Housing	175	1,791	5,220
2021 Total Housing	3,454	38,940	102,180
2026 Owner Occupied Housing	920	22,131	66,149
2026 Renter Occupied Housing	2,676	17,158	37,169
2026 Vacant Housing	184	1,794	5,255
2026 Total Housing	3,779	41,083	108,573
2021-2026: Households: Growth Rate	9.30 %	5.65 %	6.40 %

Source: esri

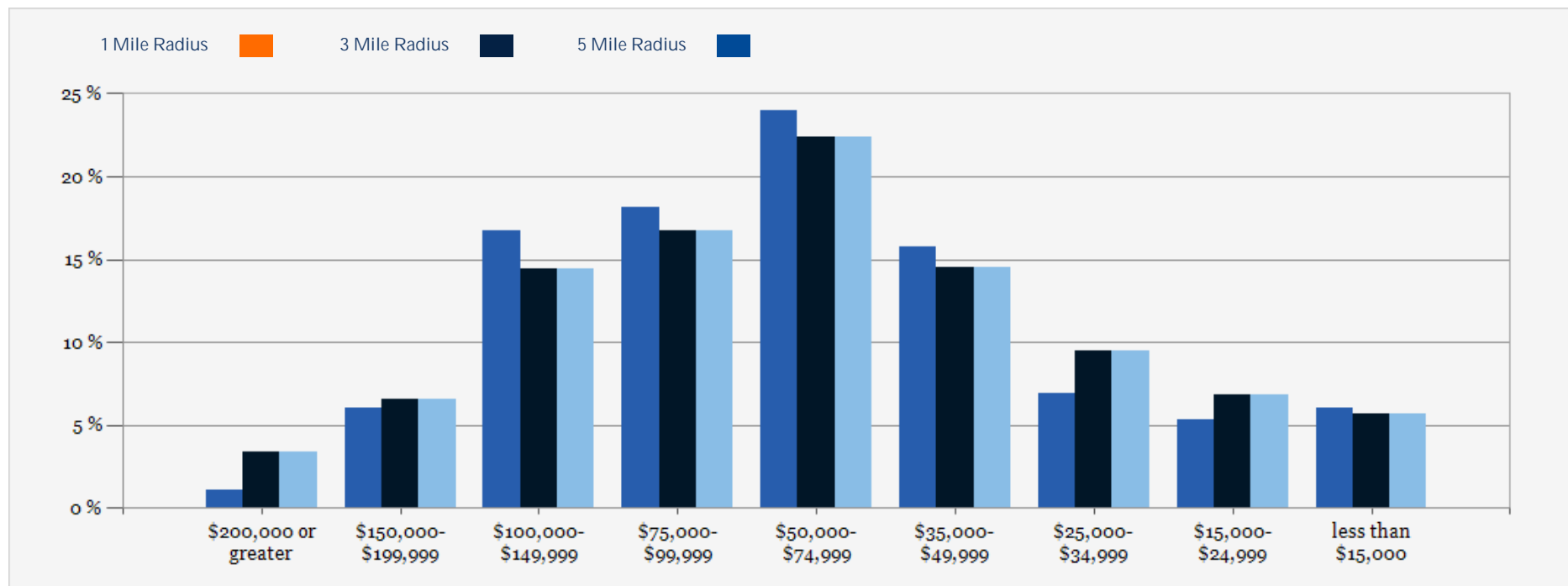
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	754	8,426	22,095
2021 Population Age 35-39	656	8,001	21,836
2021 Population Age 40-44	444	6,692	19,207
2021 Population Age 45-49	373	5,974	17,615
2021 Population Age 50-54	337	5,682	16,379
2021 Population Age 55-59	316	5,552	15,811
2021 Population Age 60-64	232	4,956	13,811
2021 Population Age 65-69	193	4,056	10,952
2021 Population Age 70-74	174	3,326	8,598
2021 Population Age 75-79	107	2,037	5,280
2021 Population Age 80-84	73	1,251	3,223
2021 Population Age 85+	53	1,073	2,984
2021 Population Age 18+	5,488	75,777	207,177
2021 Median Age	31	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,365	\$64,511	\$67,329
Average Household Income 25-34	\$77,460	\$77,532	\$80,986
Median Household Income 35-44	\$70,339	\$70,270	\$78,687
Average Household Income 35-44	\$80,886	\$84,961	\$91,827
Median Household Income 45-54	\$74,108	\$74,354	\$79,073
Average Household Income 45-54	\$80,834	\$88,437	\$94,598
Median Household Income 55-64	\$67,220	\$66,980	\$71,235
Average Household Income 55-64	\$75,009	\$83,437	\$86,385
Median Household Income 65-74	\$54,641	\$55,217	\$55,984
Average Household Income 65-74	\$64,345	\$71,571	\$72,143
Average Household Income 75+	\$60,566	\$58,027	\$55,695

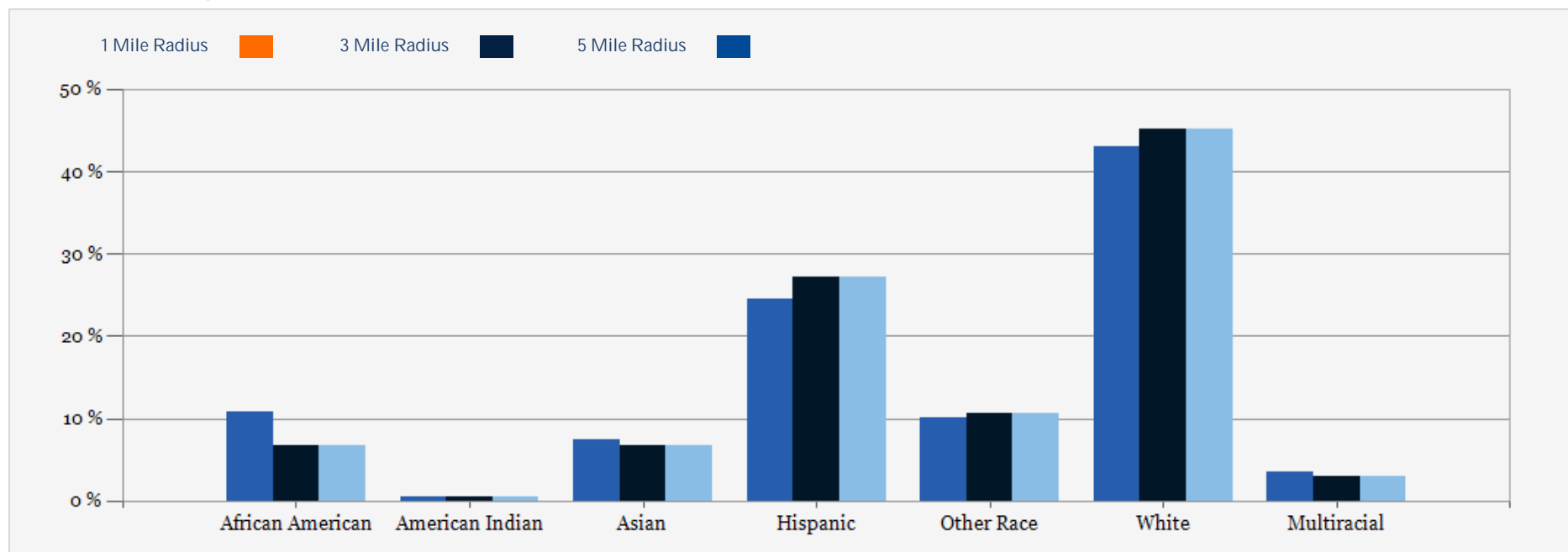
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	658	8,800	26,315
2026 Population Age 35-39	624	8,318	23,150
2026 Population Age 40-44	557	7,558	21,170
2026 Population Age 45-49	416	6,248	17,979
2026 Population Age 50-54	349	5,495	16,071
2026 Population Age 55-59	324	5,296	15,129
2026 Population Age 60-64	306	4,984	14,198
2026 Population Age 65-69	214	4,428	12,189
2026 Population Age 70-74	165	3,472	9,365
2026 Population Age 75-79	138	2,713	7,023
2026 Population Age 80-84	80	1,510	3,944
2026 Population Age 85+	70	1,202	3,236
2026 Population Age 18+	6,027	80,011	220,871
2026 Median Age	30	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,807	\$71,956	\$75,826
Average Household Income 25-34	\$83,907	\$86,277	\$91,175
Median Household Income 35-44	\$75,841	\$77,316	\$84,918
Average Household Income 35-44	\$88,184	\$94,308	\$101,191
Median Household Income 45-54	\$77,001	\$78,257	\$83,922
Average Household Income 45-54	\$88,111	\$97,251	\$104,344
Median Household Income 55-64	\$72,299	\$73,513	\$77,509
Average Household Income 55-64	\$82,149	\$92,493	\$96,410
Median Household Income 65-74	\$57,791	\$60,261	\$60,804
Average Household Income 65-74	\$69,439	\$80,615	\$81,277
Average Household Income 75+	\$68,214	\$66,534	\$63,280

## 2021 Household Income

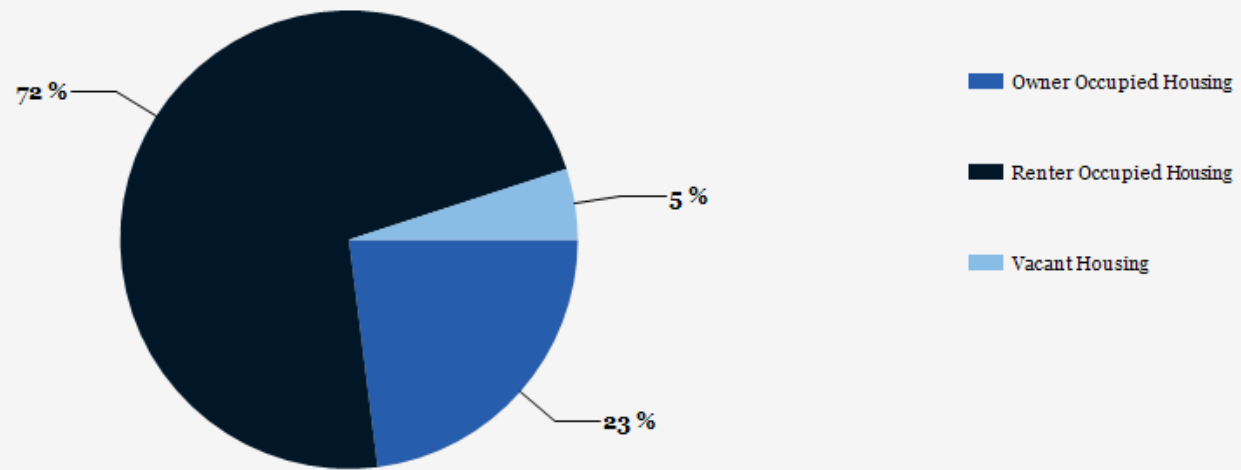


## 2021 Population by Race

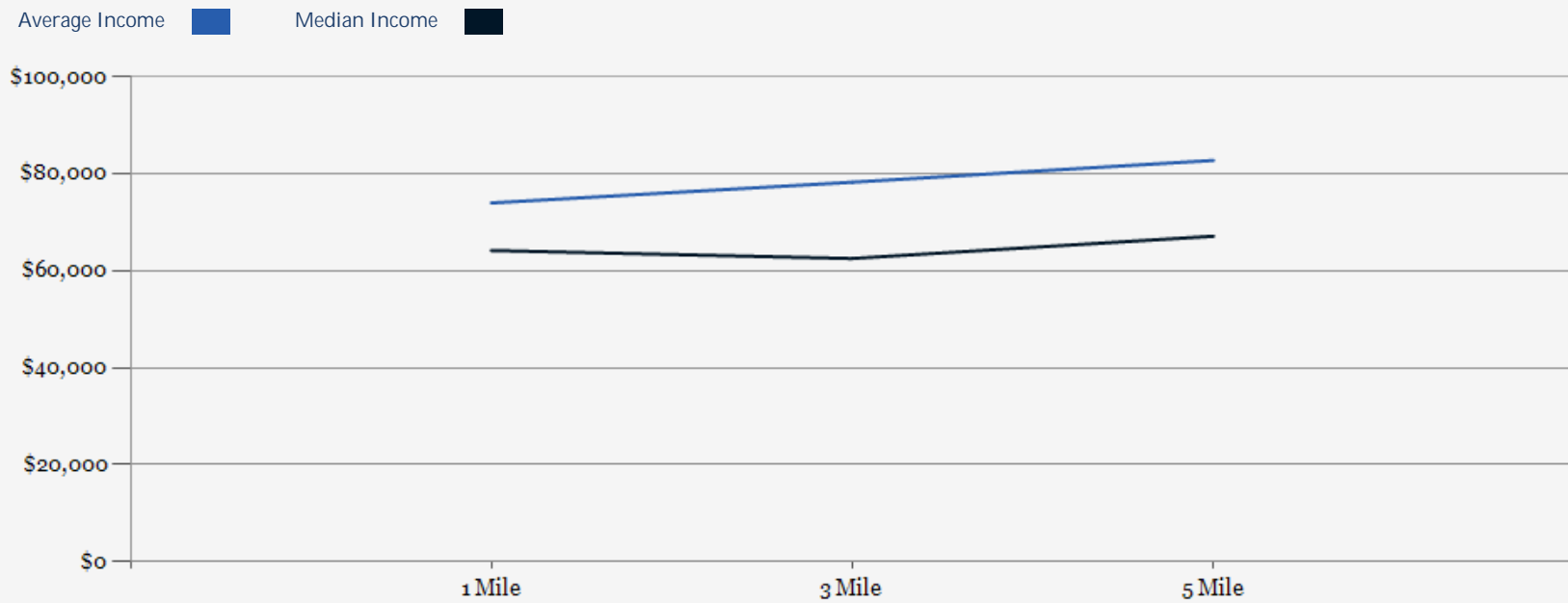




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



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