

**LEASE**

# Timber Creek Shopping Center

**943-999 WINSOTT RD**

Benbrook, TX 76126

**PRESENTED BY:**

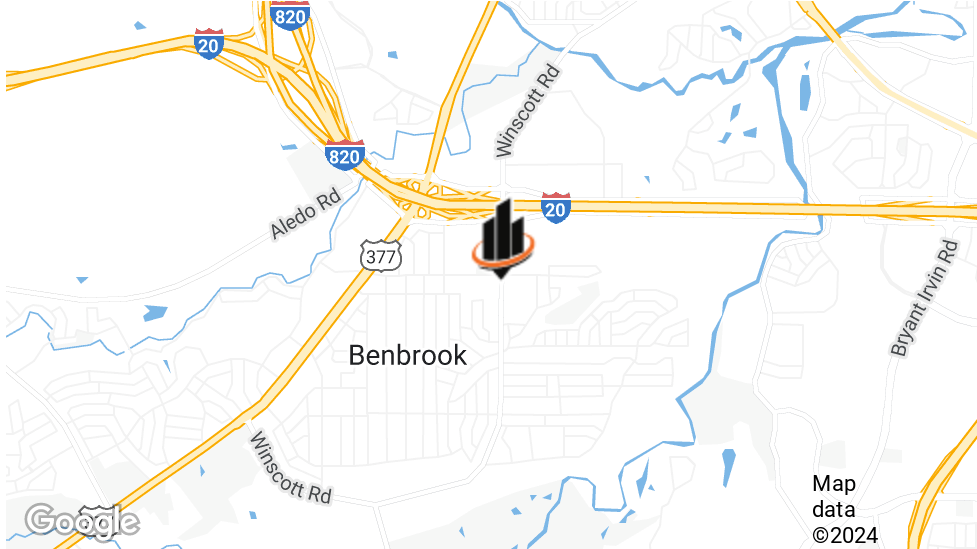
**JOHN JONES**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	17,486 SF
AVAILABLE SF:	1,293 SF
LOT SIZE:	1.39 Acres
YEAR BUILT:	1984
MARKET:	Southwest Fort Worth
APN:	04738055

PROPERTY OVERVIEW

Timber Creek Shopping Center is an well established neighborhood shopping center located on Winscott Rd across from New River Church in Benbrook. This lease opportunity offers great visibility and easy access to I-20 & HWY 377 for any business owner or retailer.

PROPERTY HIGHLIGHTS

- Former Boutique Space
- Located 35.5 miles from Dallas/Fort Worth International Airport
- Great visibility from Winscott Rd.
- Local Neighborhood Shopping Center
- Excellent access to I-20 & HWY 377
- Renovated in 2018

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,087 SF	LEASE RATE:	\$14.00 SF/yr

AVAILABLE SPACES		SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 991	1,217 SF	NNN	\$13.00 SF/yr
■	Suite 995	1,577 SF	NNN	\$13.00 SF/yr
■	Suite 999	1,293 SF	NNN	\$14.00 SF/yr

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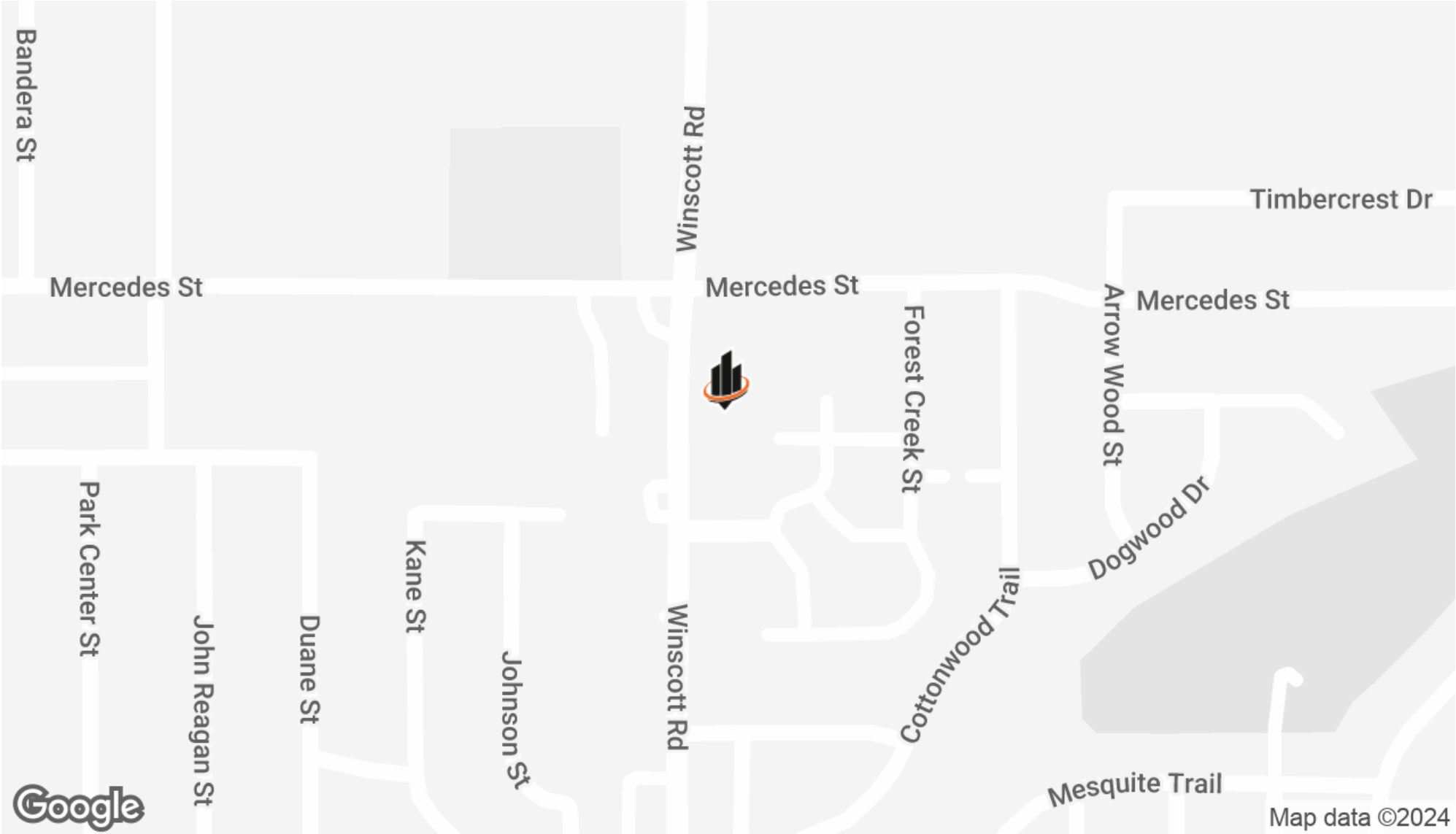
## ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



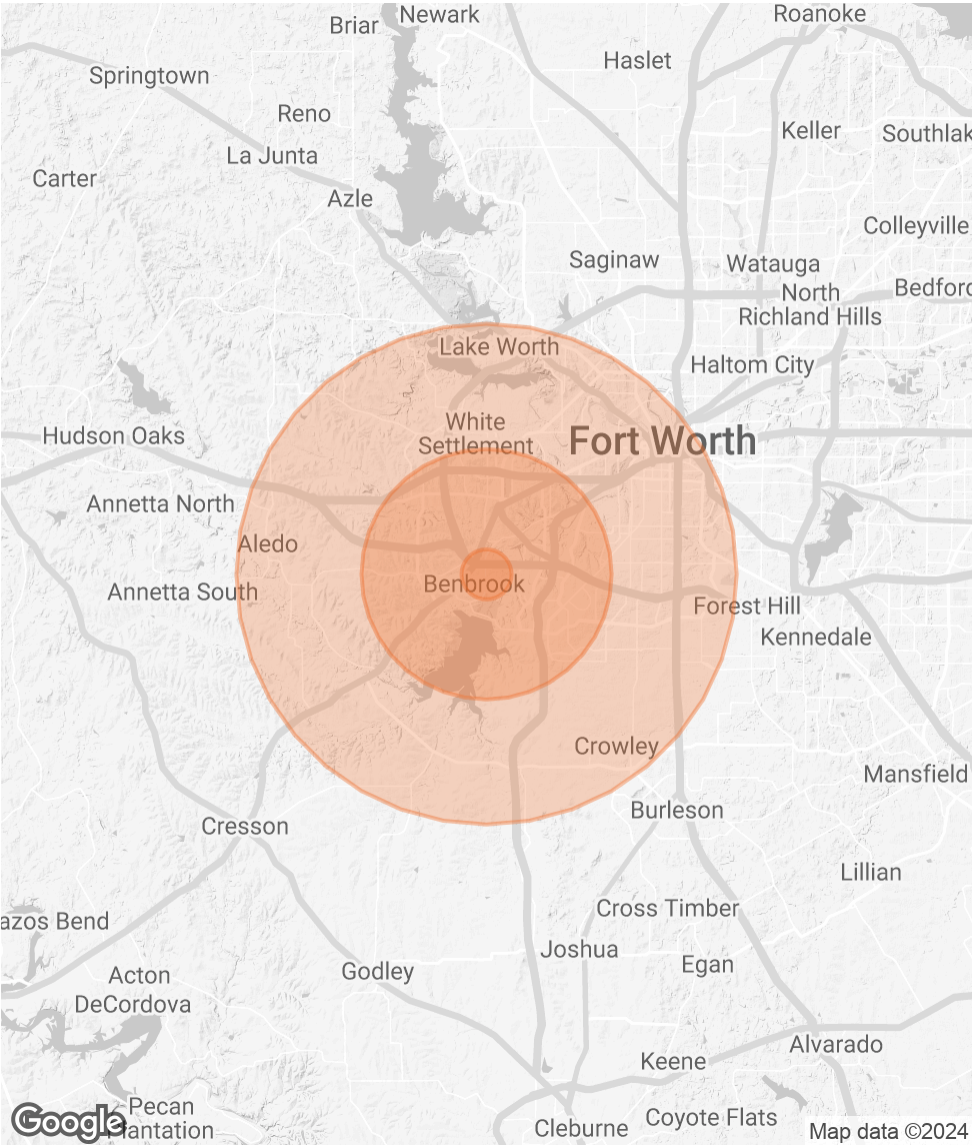
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,218	141,135	487,910
AVERAGE AGE	41.2	37.6	34.0
AVERAGE AGE (MALE)	39.2	36.0	32.8
AVERAGE AGE (FEMALE)	42.3	38.9	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,660	62,068	182,948
# OF PERSONS PER HH	2.5	2.3	2.7
AVERAGE HH INCOME	\$82,449	\$71,968	\$67,526
AVERAGE HOUSE VALUE	\$151,885	\$199,129	\$176,616

2020 American Community Survey (ACS)



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ADVISOR CONTACT



JOHN JONES

Advisor / Property Manager

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PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John’s expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor’s degree in finance from Texas Tech University in Lubbock, Texas.

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