

Retail and Creative Office For Lease

9555 HARMON ROAD
FORT WORTH, TX 76117

NOW PRE-LEASING



LANCARTE
COMMERCIAL

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2627 Tillar Street, Suite 121
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LEASE RATE & STRUCTURE

Contact Broker

PROPERTY OVERVIEW

- +/- 1,136 - 9,200 SF
- "Allows for Most Commercial & Retail Uses
- Approx. 180 Dedicated Parking Spaces
- Outdoor Patio Available
- Estimated Delivery October 2024 (early Q4 2024)

PROPERTY OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Average Household Income:	\$106,641	\$116,480	\$110,875
2010 Households:	1,283	16,058	54,200
2022 Households:	3,986	27,338	74,311
2027 Household Projection:	4,606	30,392	80,865
Total Employees (Daytime):	2,383	14,717	47,799

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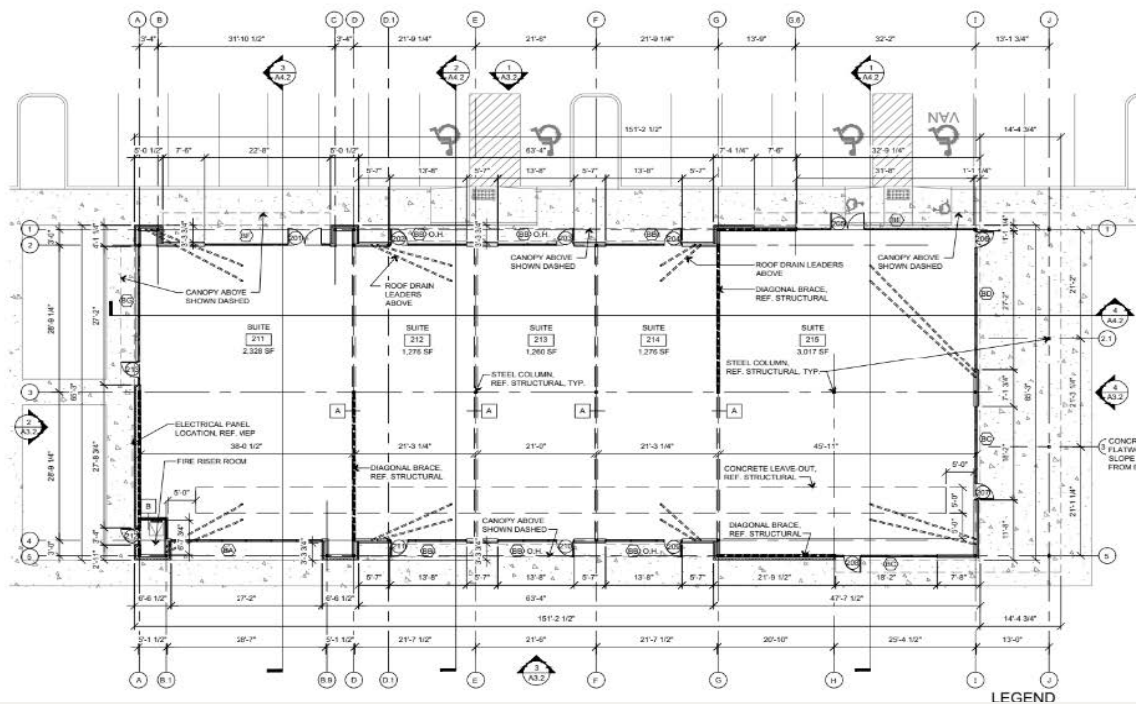
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BUILDING A



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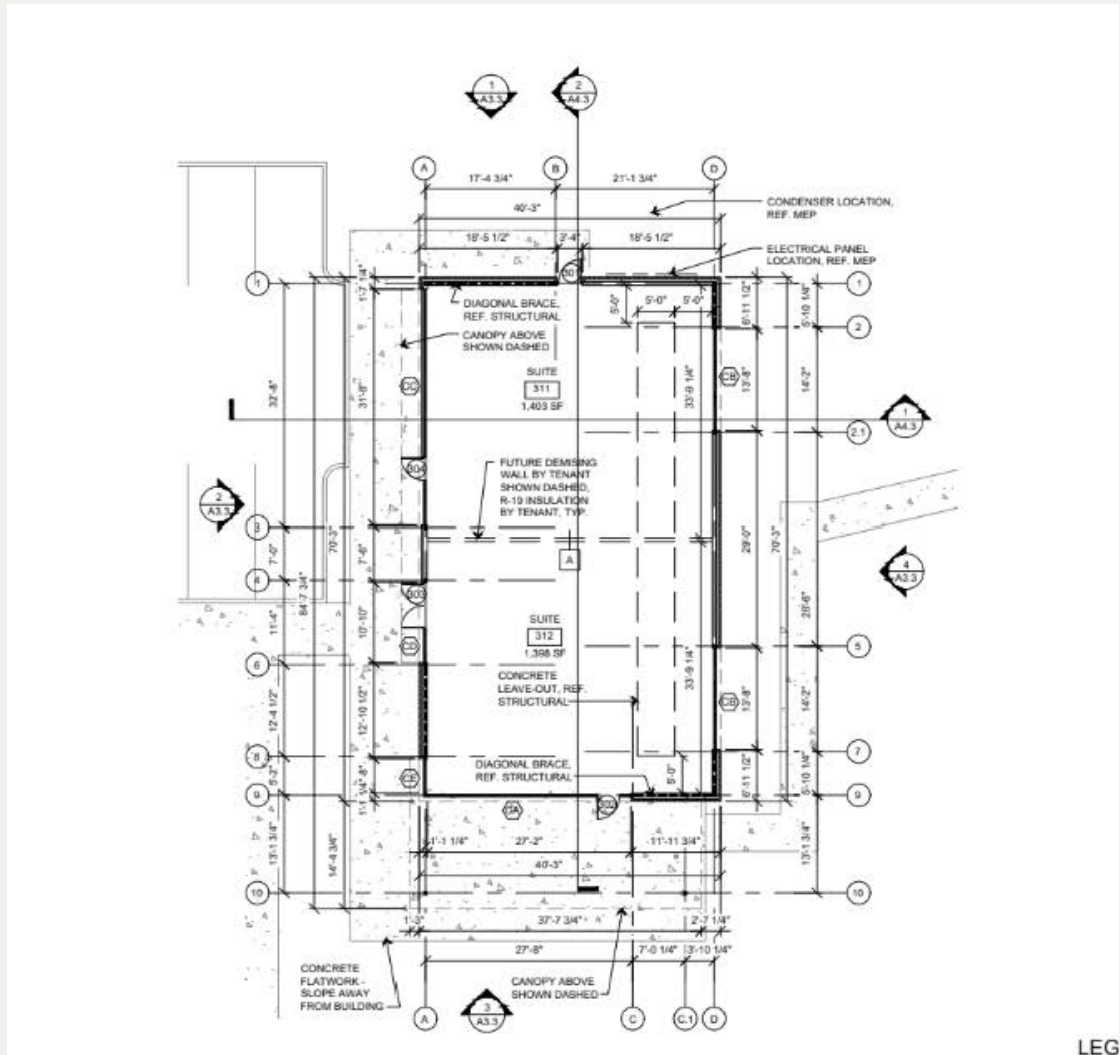
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FLOOR PLANS

BUILDING C



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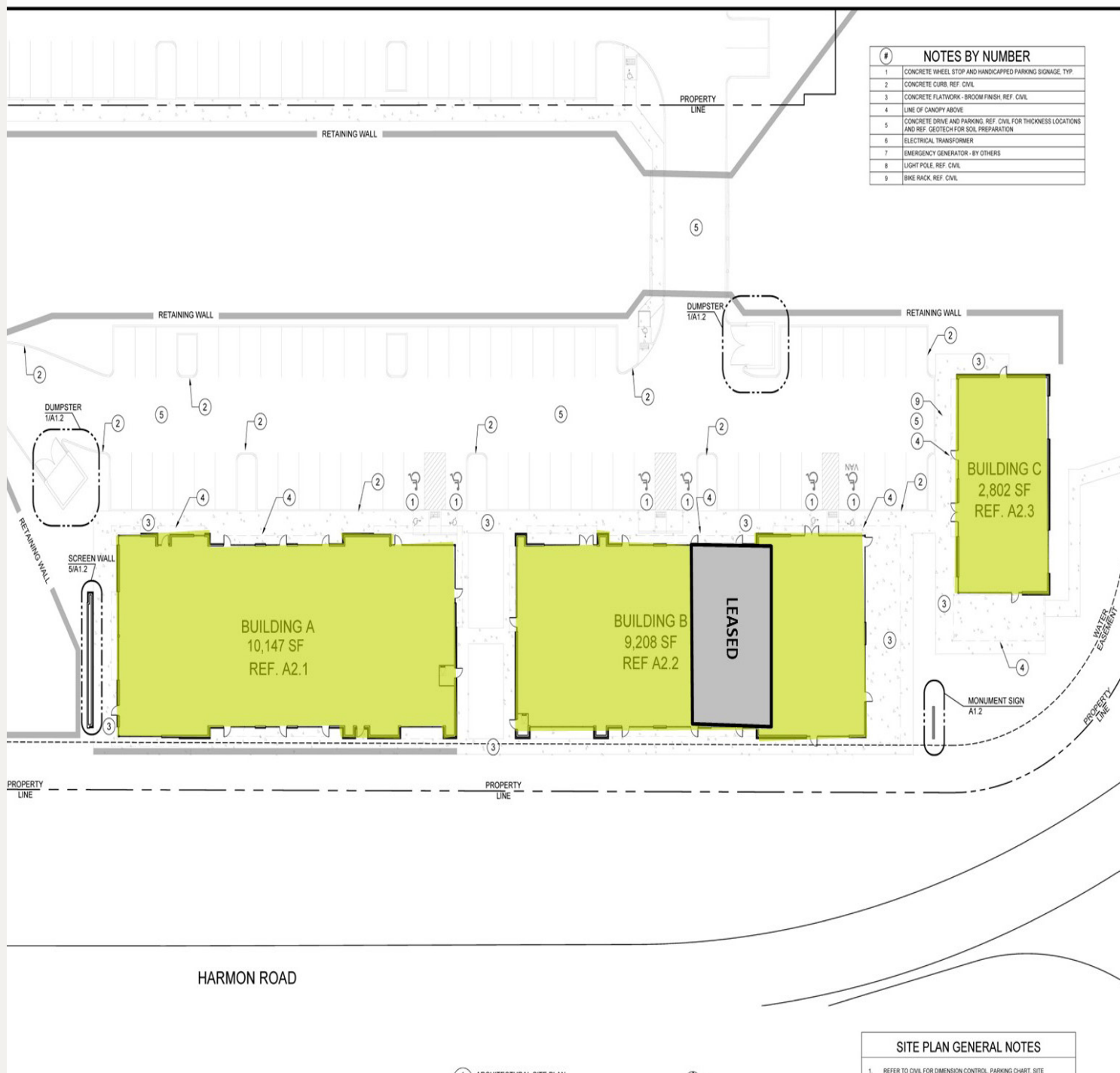


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SITE PLAN



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AREA MAP



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PHOTOS



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