

6200 McCart Ave • Lease Space Available

Fort Worth, Texas



BUILDING	
Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1982; Renov 1992
GLA:	7,795 SF
Floors:	1
Typical Floor:	7,795 SF
AVAILABILITY	
Min Divisible:	1,800 SF
Max Contig:	1,800 SF
Total Available:	1,800 SF
Asking Rent:	Withheld
EXPENSES	
Taxes:	\$13.37 (2021)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	1,800	1,800	1,800	Withheld	Vacant	Negotiable
RESOLUT RE - Chris Flesner (469) 453-6123								
RESOLUT RE - RESOLUT RE (512) 474-5557								

KEY TENANTS

Schlotzsky's	1,965 SF	Oportun, Inc. Oportun, Inc.	1,800 SF
Evolution Games	1,114 SF	HRYTA Investments, Inc.	1,085 SF
La Real Michoacana Ice Cream	1,048 SF	Swing By Mccart	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	662 on Kelvin Ave & Rayburn Dr (2022)
	31,311 on McCart Ave & Altamesa Blvd (2018)



Telemachus Evens, EDFP

The City of Fort Worth, Texas
Revitalization Coordinator

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TRANSPORTATION

Airport: 43 minute drive to Dallas/Fort Worth International Airport

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (32)

