

6333 Camp Bowie Blvd • Lease Availability Report

Fort Worth, Texas



BUILDING

| | |
|---------------|---|
| Type | 3 Star Retail Freestanding (Lifestyle Center) |
| Tenancy | Multi |
| Year Built | 1973 |
| GLA | 52,923 SF |
| Stories | 1 |
| Typical Floor | 52,923 SF |
| Docks | None |
| Construction | Masonry |

TRAFFIC & FRONTAGE

| | |
|----------------|--|
| Traffic Volume | 4,355 on Bernie Anderson Ave & Ridglea Ave NW (2022) 33,539 on Winthrop Ave & US Hwy 377 S (2018) |
| Frontage | Bernie Anderson Ave (with 3 curb cuts) Camp Bowie Blvd (with 1 curb cuts) |

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| | |
|--|----------|
| Lunch Box | 4,718 SF |
| Olivella's Neo Pizza | 3,662 SF |
| Toy Works | 3,225 SF |
| Keller Williams Realty | 2,690 SF |
| Eyes On Camp Bowie | 2,378 SF |
| Cruises Etc | 1,702 SF |
| R Wireless-Verizon Authorized Retailer | 937 SF |
| Full Bars | 799 SF |
| Kickhouse | 500 SF |
| Group Tga, Inc | - |

SPACE FEATURES

- Dedicated Turn Lane
- Signalized Intersection

TENANTS

| | |
|-----------------------------|----------|
| Old Texas Brewing Co. | 6,659 SF |
| Stanley Eiseman Fine Shoes1 | 4,000 SF |
| First Watch | 3,423 SF |
| Gavrel Furs | 2,697 SF |
| The Black Rooster | 2,450 SF |
| Young Chefs Academy | 2,200 SF |
| Salon Services Group Inc | 1,591 SF |
| Keeping Up With The Joneses | 826 SF |
| Blue Butterfly Cafe | 500 SF |
| Paige Walker Photography | 500 SF |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|------------------------|-------|--------|--------|--------------|------------|-------------|----------|-----------|--------------|
| P 1st | 245 | Retail | Direct | 4,016 | 4,016 | 4,016 | Withheld | Vacant | 5 - 10 Years |
| Dunhill Partners, Inc. | | | | | | | | | |
| P 1st | 208 | Retail | Direct | 1,438 | 1,438 | 1,438 | Withheld | 90 Days | 5 - 10 Years |
| Dunhill Partners, Inc. | | | | | | | | | |

Combination of suite 208 and 212. One is 100% built out retail store which would be combined with a 612 SF shell space = 1438 SF. No back door. Faces Spectrum located on the interior in front of The Lunch Box.



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