

# 8621 Camp Bowie West Blvd. • Lease Space Available

Fort Worth, Texas



BUILDING	
Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1975
GLA:	75,788 SF
Floors:	1
Typical Floor:	75,788 SF
Docks:	None
AVAILABILITY	
Min Divisible:	1,185 SF
Max Contig:	26,500 SF
Total Available:	42,984 SF
Asking Rent:	Withheld
EXPENSES	
Taxes:	\$1.55 (2021)

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	118	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									
P 1st	8621	Retail	Direct	26,500	26,500	26,500	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									
P 1st	8629	Retail	Direct	10,678	10,678	10,678	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									
P 1st	8651	Retail	Direct	1,185	1,185	1,185	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									
P 1st	8655	Retail	Direct	1,185	1,185	1,185	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									
P 1st	8657	Retail	Direct	1,436	1,436	1,436	Withheld	Vacant	Negotiable
<i>Vision Commercial RE DFW LLC - Josh Eidson (817) 803-3287, Jeff Marek (817) 803-3287, Roger Smeltzer, Jr (817) 803-3287</i>									



### Telemachus Evens, EDFP

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### Aaron Farmer

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## AMENITIES

Pylon Sign, Signalized Intersection

## KEY TENANTS

American Freight	26,251 SF	Animal Health Commission	4,648 SF
Taco Bueno	2,500 SF	Sonic Restaurants, Inc.	2,000 SF
Jackson Hewitt	800 SF	Anakaren Bakery	500 SF

## TRAFFIC & FRONTAGE

Traffic Volume: 1,507 on Cimmaron Trl & State Spur 580 (2018)  
13,028 on State Spur 580 & W Normandale St (2022)

Frontage: Camp Bowie West  
Camp Bowie West Blvd (with 5 curb cuts)  
Portales

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 350 free Surface Spaces are available; Ratio of 4.27/1,000 SF  
Airport: 45 minute drive to Dallas/Fort Worth International Airport  
Walk Score ®: Somewhat Walkable (65)  
Transit Score ®: Some Transit (28)

