

Viventure
214.378 .1212

## HULEN FASHION CENTER forlease

EASLEYB. WAGGONER, JR.
EWAGGONER@VENTUREDFW.COM

LOCATION
NWC S HULEN ST \& SOUTH DR FORT WORTH, TX

## G L A

$\pm 180,620 \mathrm{SF}$

AVAILABLE SPACES

| SUITE 5256 | SUITE 5264 |
| :--- | :--- |
| 6,987SF | 8,800 SF |
| SUITE 5276 |  |
| 2,675 SF | 14,069 SF |

TRAFFIC COUNTS
S HULEN ST
42,056 VPD 2022

PROPERTY HIGHLIGHTS

* SUPER REGIONAL HULEN MALL AREA
* EXCELLENT NATIONAL \& LOCAL CO-TENANCY
$\star$ HIGH TRAFFIC COUNTS ON HULEN STREET


2023 DEMOGRAPHICSUMMARY
AREA ATTRACTIONS

|  | 1 MILE | 3 MILES | 5 MILES |
| :--- | :---: | :---: | :---: |
| EST. POPULATION | $\mathbf{1 5 , 3 5 0}$ | $\mathbf{1 0 9 , 1 5 8}$ | $\mathbf{2 8 1 , 0 3 4}$ |
| EST. DAYTIME POPULATION | $\mathbf{6 , 0 3 7}$ | $\mathbf{4 2 , 1 0 1}$ | $\mathbf{9 6 , 8 8 6}$ |
| EST. AVG. HH INCOME | $\mathbf{\$ 7 8 , 7 9 2}$ | $\mathbf{\$ 1 1 8 , \mathbf { 2 7 8 }}$ | $\mathbf{\$ 1 1 2 , 0 0 0}$ |

HULEN MALL


AVAILABLE SPACES

SUITE TENANTS
SF

| 5200 | Total Wine \& More | 27,565 |
| :---: | :---: | :---: |
| 5212 | JoAnn | 21,795 |
| 5228 | Lone Star Gymnastics | 21,000 |
| 5230 | Uptown Cheapskate | 5, 041 |
| 5232 | Zero Latency VR | 5,209 |
| 5236 | Creative Soul Music | 3,454 |
| 5240 | AVAILABLE | 14,069 |
| 5242 | European Nail Spa | 5,520 |
| 5248 | Kid to Kid | 4,576 |
| 5250 | Guitar Center | 15,670 |
| 5256 | AVAILABLE | 6,987 |
| 5258 | Milan Laser | 2,089 |
| 5260 | Sola Salon Studios | 6,486 |
| 5264 | AVAILABLE | 8,800 |
| 5270 | Yard Art | 9,122 |
| 5276 | AVAILABLE | 2,675 |
| 5278 | Red Claws | 4,000 |
| 5280 | Cool Cuts 4 Kids | 1,500 |
| 5284 | Men's Warehouse | 8,880 |
| 5288 | Chili's | 6,050 |



8235 DOUGLAS AVE SUITE 720
DALLAS, TEXAS 75225
T 214.378 .1212
VENTUREDFW.COM

AMANDAT. WELLES<br>Partner<br>214.378.1212<br>awelles@venturedfw.com<br>EASLEYB. WAGGONER, JR.<br>Partner<br>214.378.1212<br>ewaggoner@venturedfw.com

