

Retail ★ LEASE

LanCarte.com

3421 CIMMARON TRAIL FORT WORTH, TEXAS 76116



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3421 CIMMARON TRL

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PROPERTY FEATURES

- 18,545 SF Center on 2 AC lot
- 2,000-3,000 SF Available
- Nearby national tenants: Walgreens, Wells Fargo Bank, 7-Eleven, Toyota, Taco Casa, PNC Bank
- Signage available

AVAILABLE SPACES

SUITE 106 **1,000 SF** *(New Buildout)*

SUITE 117 **3,300 SF**

SUITE 8547 **1,700 SF** *(Former Nail Salon)*

LOCATION OVERVIEW

This center is located in West Fort Worth off of Camp Bowie W Blvd. This location is minutes away from I-30 and I-820.

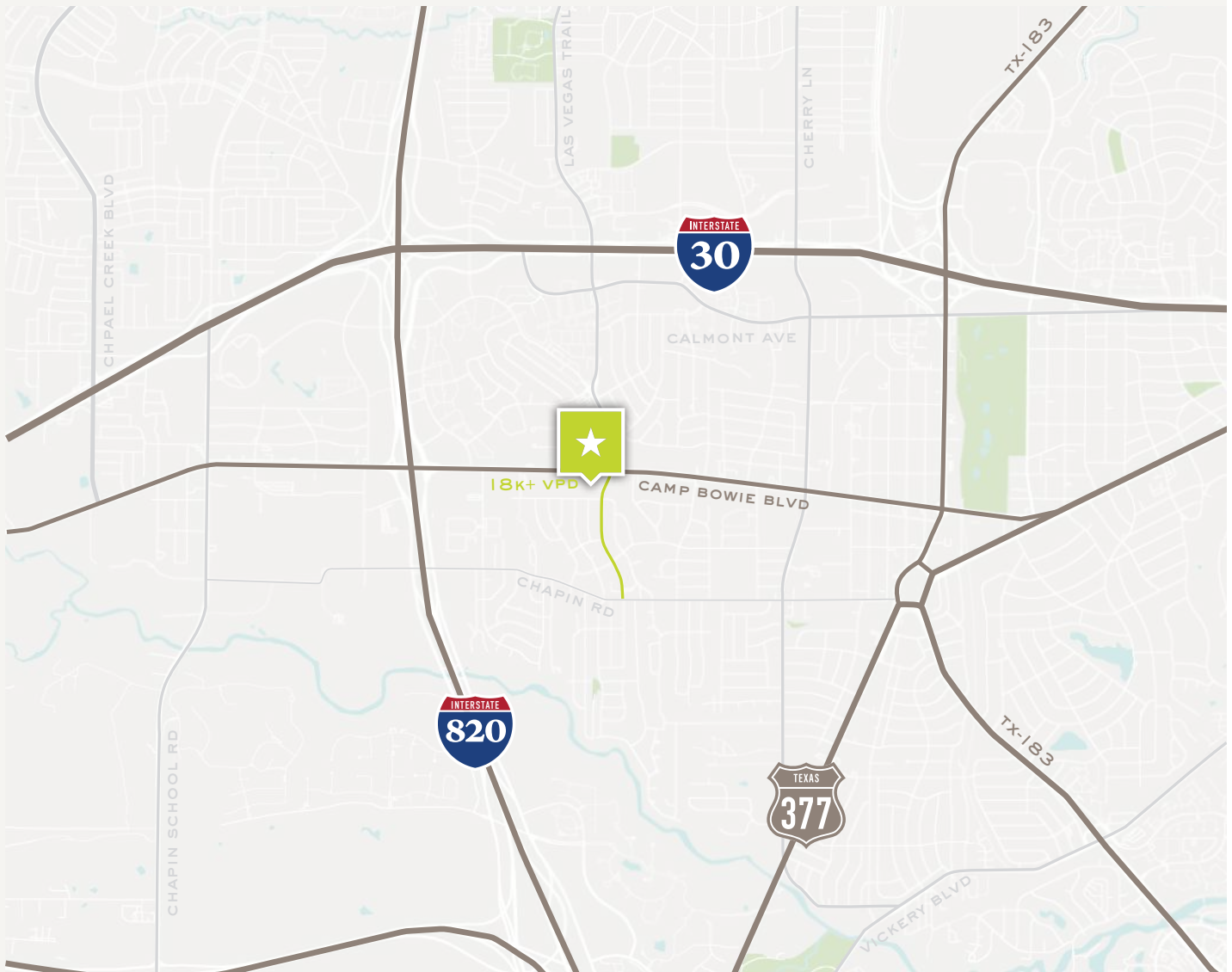
- Camp Bowie Traffic Count: 18,317 VPD
- Las Vegas Trl Traffic Count: 8,534 VPD

LEASING STRUCTURE

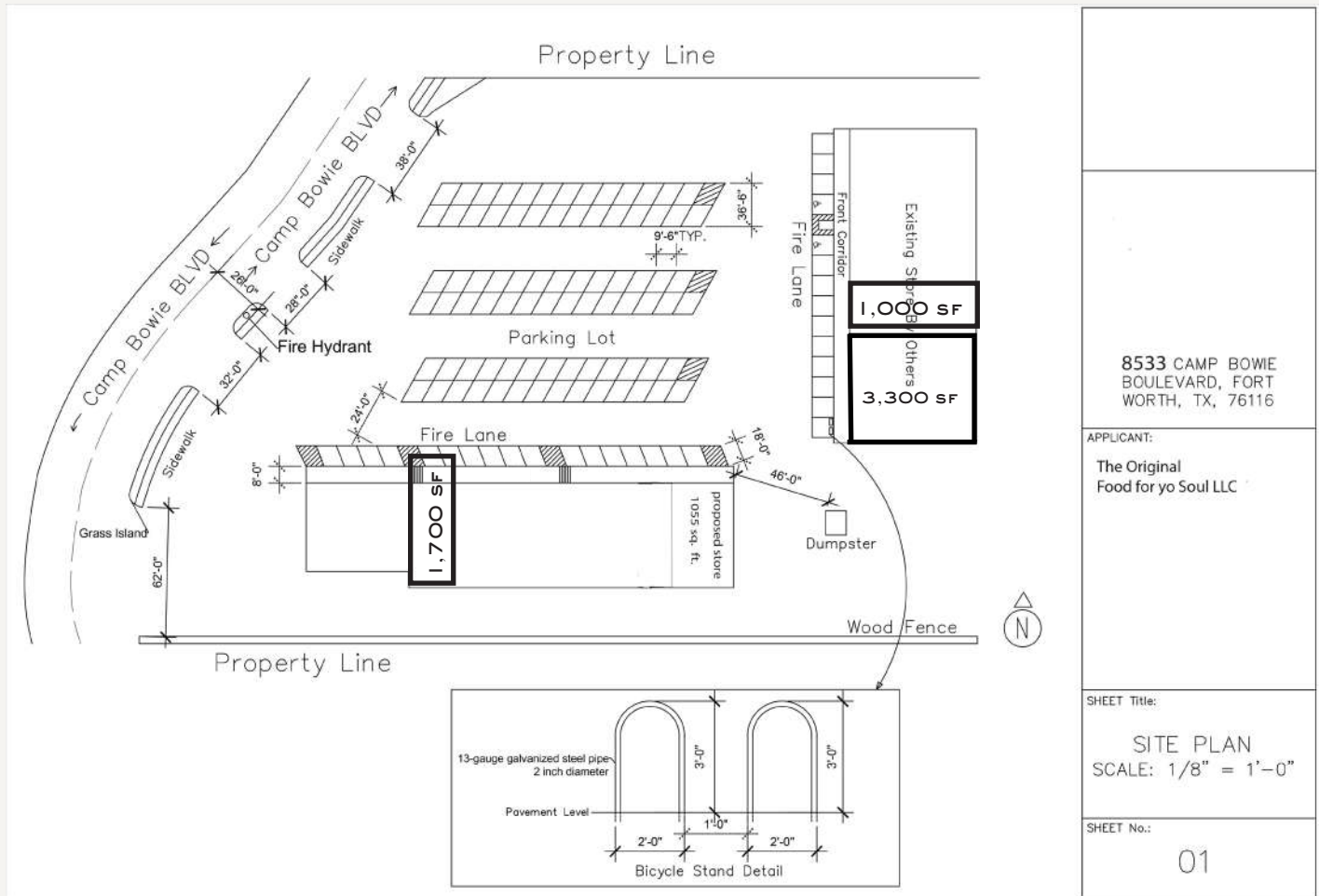
CONTACT BROKER

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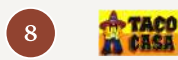
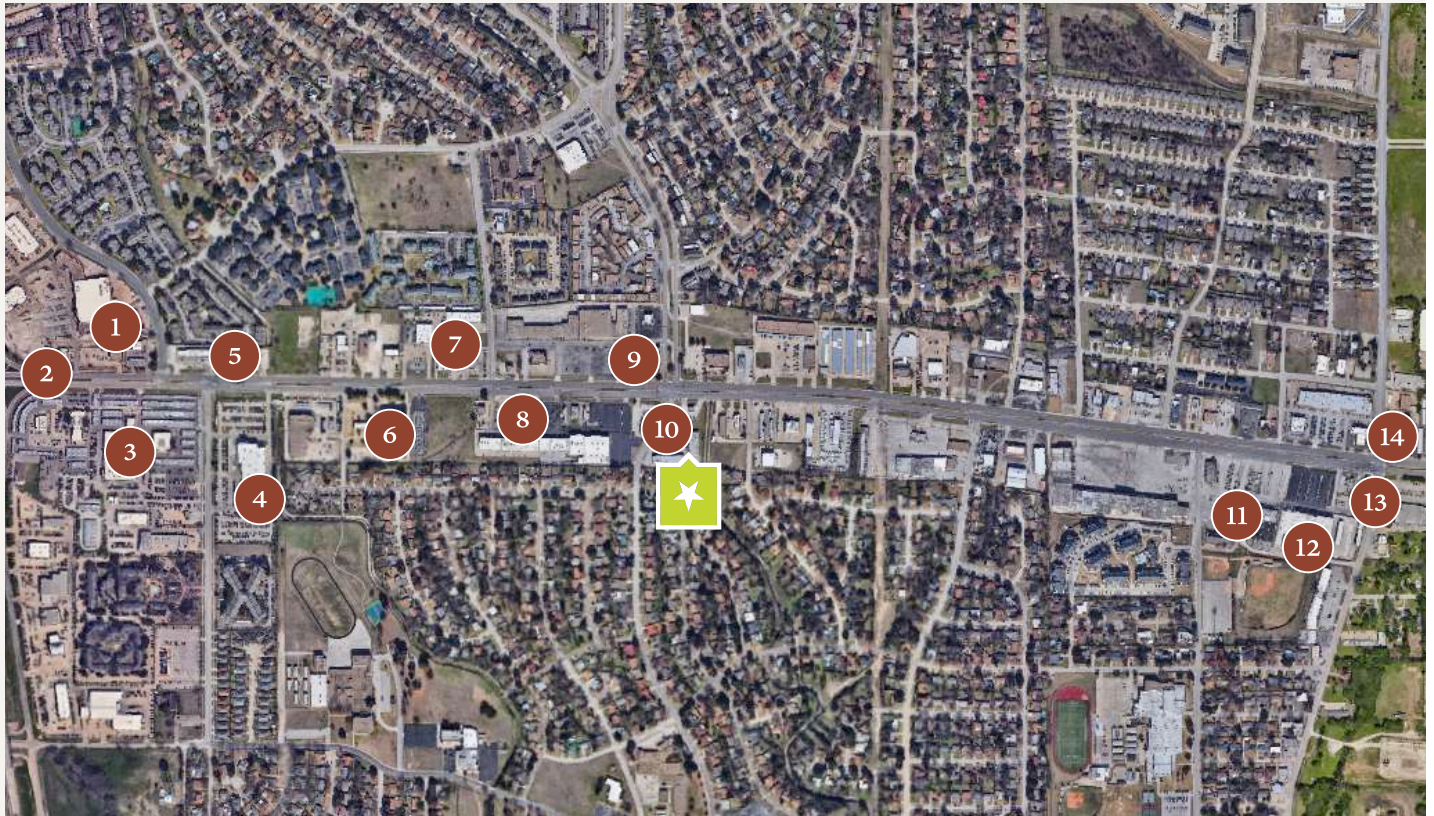
SITE PLAN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	21,248	79,196	163,258
2029 Population Projection	22,306	83,802	182,808
2024 Avg Household Income	\$49,720	\$76,878	\$88,171
2024 Median Age	33.3	35.5	36.8

RETAIL MAP



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LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Ben Gehrke

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