

Westcliff Shopping Center Fort Worth, Texas 76109

RD

Fort Worth, Texas Westcliff Shopping Center



Management LLC



Location:

The Westcliff Shopping Center is located at 3511 Alton Road and Biddison Street in Fort Worth, Texas 76109

Type:

Neighborhood Shopping Center

GLA:

136,221 square feet on 10.3 acres

Parking:

585 cars

Vital Statistics:

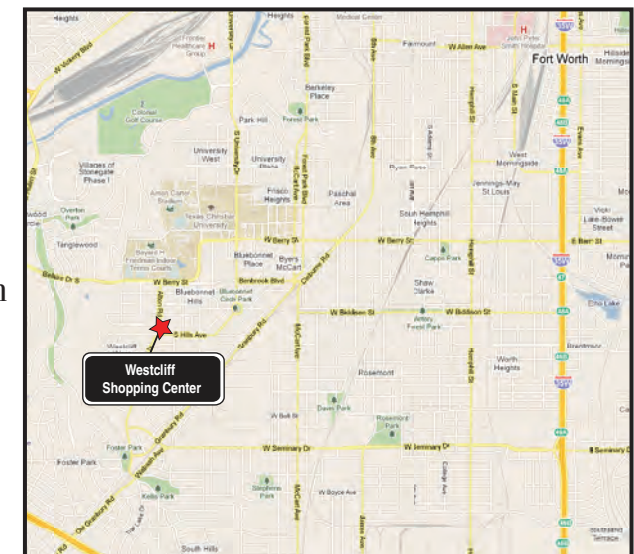
- New Albertson's Now Open!
- Dollar General has relocated and expanded from 6,500 sf to 9,716 sf
- 1/4 mile south of Texas Christian University in the southwest quadrant of Fort Worth
- Recently completed facade renovation
- Other current site improvements include new landscaping

Major Tenants:

Albertson's
Ace Hardware
Cook Children's Health Foundation
Dollar General
Chase Bank

RD Management LLC

810 Seventh Avenue
10th floor
New York, NY 10019
1-800-2-OCCUPY
212-265-6600 x239
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Demographics	1 mile	3 mile	5 mile
Population			
2015 (projection)	11,046	111,284	280,573
2010 (estimate)	11,260	111,696	272,394
2000 (census)	11,653	112,094	255,345
Number of HH			
2015 (projection)	3,780	42,329	109,132
2010 (estimate)	3,881	42,372	105,586
2000 (census)	4,068	42,384	98,087
Average HH Income			
2015 (projection)	\$ 96,485	\$ 76,585	\$ 80,036
2010 (estimate)	\$ 85,708	\$ 67,980	\$ 71,033
2000 (census)	\$ 67,751	\$ 53,115	\$ 55,240
Median Age			
2015 (projection)	28.3	35.2	35.9
2010 (estimate)	29.8	33.8	35.1
2000 (census)	27.1	31.2	33.0

RD Management LLC ranked # 30 out of 2011 Top 100 Retail Real Estate Owners

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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|-------|----------------------------------|-----------------|
| 1. | Albertson's | 39,120 sf |
| 2. | Cook Children's | 38,500 sf |
| 3. | Chase | 1,300 sf |
| 4. | G & M Tire Services | 2,700 sf |
| 3517. | Edward Jones | 1,200 sf |
| 3515. | Available (19.9' x 38.1') | 769 sf |
| 3513. | Affordable Clothing & Salon | 850 sf |
| 3511. | Available (18.7' x 38.1') | 724 sf |
| 5. | Available (21.9' x 87') | 1,907 sf |
| 6. | Available (18.9' x 87') | 1,641 sf |
| 7. | Mam' Zelle Salon | 1,800 sf |
| 8. | Westcliff Washateria | 1,800 sf |
| 9. | Dance Studio | 1,800 sf |
| 10. | Westcliff Animal Hospital | 3,600 sf |
| 11. | Jody's Gym | 6,500 sf |
| 12. | Ace Hardware | 10,400 sf |
| 13. | Available (50' x 130') | 6,500 sf |
| 14. | Dollar General | 9,716 sf |
| 15. | Available (20.4' x 88') | 1,794 sf |
| 16. | Donut Palace | 920 sf |
| 17. | Bella Pasta and Pizza | 2,680 sf |

