### **FOR LEASE-**

# GATOR FORT WORTH

IVESTMENTS 6433 MCCART AVENUE FORT WORTH, TX 76133







#### **PROPERTY OVERVIEW**

- Free Standing w/Drive-Thru
- 2 Pylon Signs
- 43 Parking Spaces
- GLA of +/- 12,000 SF
- Lot Size 1.21 Acres

#### **LOCATION OVERVIEW**

- Located in SW Fort Worth
- Intersection: McCart Avenue & Altamesa Boulevard
- Tarrant County

#### www.GatorInvestments.com

7850 NW 146th Street, 4th Floor  $\mid$  Miami Lakes  $\mid$  FL 33016 James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

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#### **DEMOGRAPHICS**

• 2021

## 6433 MCCART AVENUE FORT WORTH, TX

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	19,924	136,126	262,093
AVG. HH INCOME	\$74,593	\$82,928	\$86,336
AVG. AGE	35	35	34



