



Dallas-Fort Worth-Arlington, TX

## TRINITY COMMONS

32.7066, -97.3881  
3100 South Hulen Street | Fort Worth, TX 76109-1925

**CENTER SIZE:** 197,423 SF



| DEMOGRAPHICS | 1 MILE    | 3 MILE   | 5 MILE   |
|--------------|-----------|----------|----------|
| 👤👤👤          | 8,194     | 112,743  | 292,016  |
| 🏠            | 3,606     | 48,732   | 118,094  |
| 💰            | \$144,201 | \$99,658 | \$84,540 |

Tom Thumb-anchored center with strong national retailers including DSV, Ulta Beauty, Bath & Body Works, drawing 7,200 visits/day and over 2.6M annual visits

Located in the market's primary retail corridor at the intersection of Hulen St and Bellaire Dr with 39,000+ vehicles daily

Available retail space situated in the most affluent neighborhood in the city with 112,000+ residents with an average household income of \$99,000+ within 3 miles

Close proximity to Texas Christian University with 10,000+ students and Amon G. Carter Stadium which draws 45,000+ fans/game. Perfect location for restaurants.

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## AVAILABLE SPACE

|     |          |
|-----|----------|
| 105 | 1,273 SF |
| 158 | 3,180 SF |

## CURRENT RETAILERS

|      |                                            |           |
|------|--------------------------------------------|-----------|
| 100  | Sprint                                     | 2,914 SF  |
| 104  | MyEyeDr.                                   | 3,326 SF  |
| 108  | Glamour Paws                               | 3,435 SF  |
| 110  | Red Hot & Blue                             | 4,871 SF  |
| 111  | Banfield Pet Hospital                      | 3,052 SF  |
| 113  | Mathnasium                                 | 1,404 SF  |
| 114  | Great Clips                                | 1,200 SF  |
| 124  | Pack 'N Mail                               | 1,356 SF  |
| 125  | GNC                                        | 1,280 SF  |
| 127  | Profile by Sanford Weight Loss             | 2,170 SF  |
| 130  | Ulta Beauty                                | 12,024 SF |
| 136  | Fan Boys                                   | 8,878 SF  |
| 140  | Pappagallo & Classiques                    | 3,087 SF  |
| 142  | Joe's Pizza & Pasta                        | 1,850 SF  |
| 143  | Starbucks                                  | 1,600 SF  |
| 149  | Bath & Body Works                          | 2,400 SF  |
| 150  | Wild Bird Center of Fort Worth, TX         | 2,330 SF  |
| 151  | Marble Slab Creamery                       | 1,280 SF  |
| 153  | Massage Envy                               | 2,867 SF  |
| 155  | Bodybar Pilates                            | 2,716 SF  |
| 156  | Madison Reed Color Bar                     | 2,339 SF  |
| 160  | David Hunt Furs                            | 3,150 SF  |
| 164  | European Nail Bar                          | 3,412 SF  |
| 170  | DSW                                        | 20,400 SF |
| 175  | Pediatric Urgent Care Center of Fort Worth | 2,760 SF  |
| 180  | Frost Bank                                 | 5,503 SF  |
| 3010 | Delucca Gaucho Pizza & Wine                | 7,093 SF  |
| 3020 | Charleston's                               | 6,873 SF  |
| 3055 | Meso Maya Comida Y Copas                   | 3,518 SF  |
| 3060 | European Wax Center                        | 1,238 SF  |
| 3065 | Chipotle Mexican Grill                     | 2,244 SF  |
| 3100 | Tom Thumb                                  | 63,828 SF |
| 3140 | Panda Express                              | 2,002 SF  |

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