

LA GRAN PLAZA SHOPPING CENTER

4200 South Freeway
Fort Worth, Texas

BOXER RETAIL



LA GRAN PLAZA

4200 South Freeway, Fort Worth, Texas

PROPERTY DESCRIPTION

- GLA: 1,077,782 sf
- Property Type: Super Regional Shopping Center
- Sq. Ft. Offered: 193 - 49,800 Contiguous RSF
- Parking: 4,000 spaces
- Visibility: Interstate 35W
- Daytime Population: 5,967

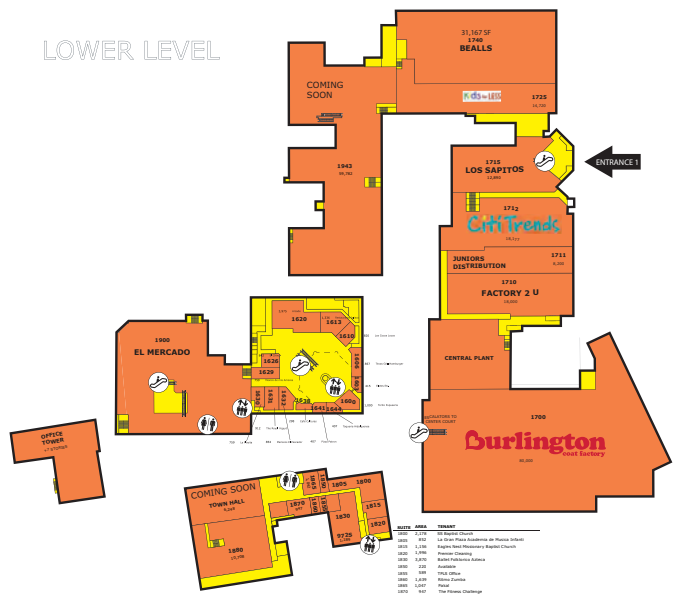
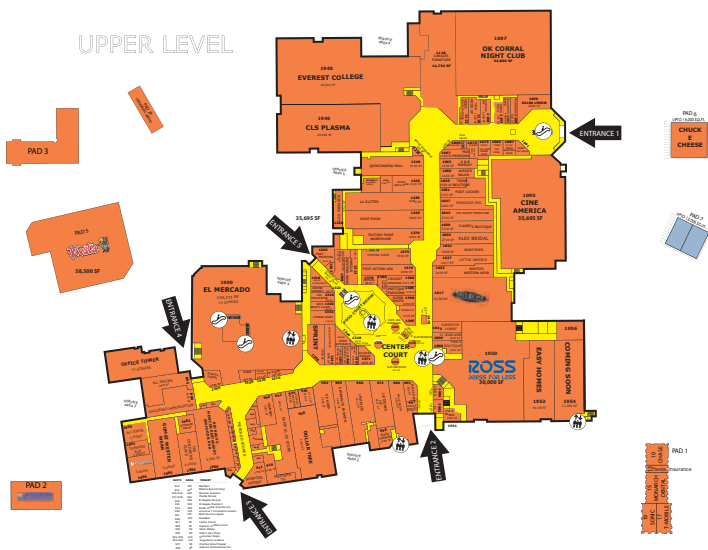
AMENITIES AND AREA INFO

- National and other tenants include: Burlington Coat Factory, Everest College, TX America Cinemas, Ross Dress for Less, Foot Action, Fiesta Mart Grocery, Chuck E Cheese and more
- Over 3,000 retailers, restaurants, and office occupations in the area
- 15 minutes to downtown Fort Worth and CBD
- On the "T" bus line
- Fort Worth named one of "America's Most Livable Communities"
- Fort Worth 9th safest city in the United States
- 16th Largest city in the U.S.
- Weekend and family entertainment
- 125,000 sf Mercado
- Food Court and on-site dining options
- Kids play area
- Located off I-35W between I-20 and I-30
- Traffic Counts: 142,413 VPD (I-35W North) / 133,324 VPD (I-35W South)



2017 DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles |
|------------------|----------|----------|----------|
| Total Pop | 107,663 | 273,104 | 790,297 |
| Households | 33,423 | 93,964 | 286,967 |
| Avg. HH Income | \$51,670 | \$61,487 | \$69,028 |
| Hispanic | 57.66% | 45.37% | 36.96% |
| African American | 15.38% | 23.34% | 18.49% |
| Asian | 2.89% | 2.33% | 2.77% |
| White | 55.74% | 52.53% | 60.78% |



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