



SYCAMORE SQUARE

For lease:
NWC McCart Ave &
Sycamore School Rd
Fort Worth, TX

VENTURE

PAUL CARDEN
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Metrics

NWC McCart Ave & Sycamore School Rd
Fort Worth, Texas

Location

NWC McCart Ave & Sycamore School Rd
Fort Worth, Texas

Size

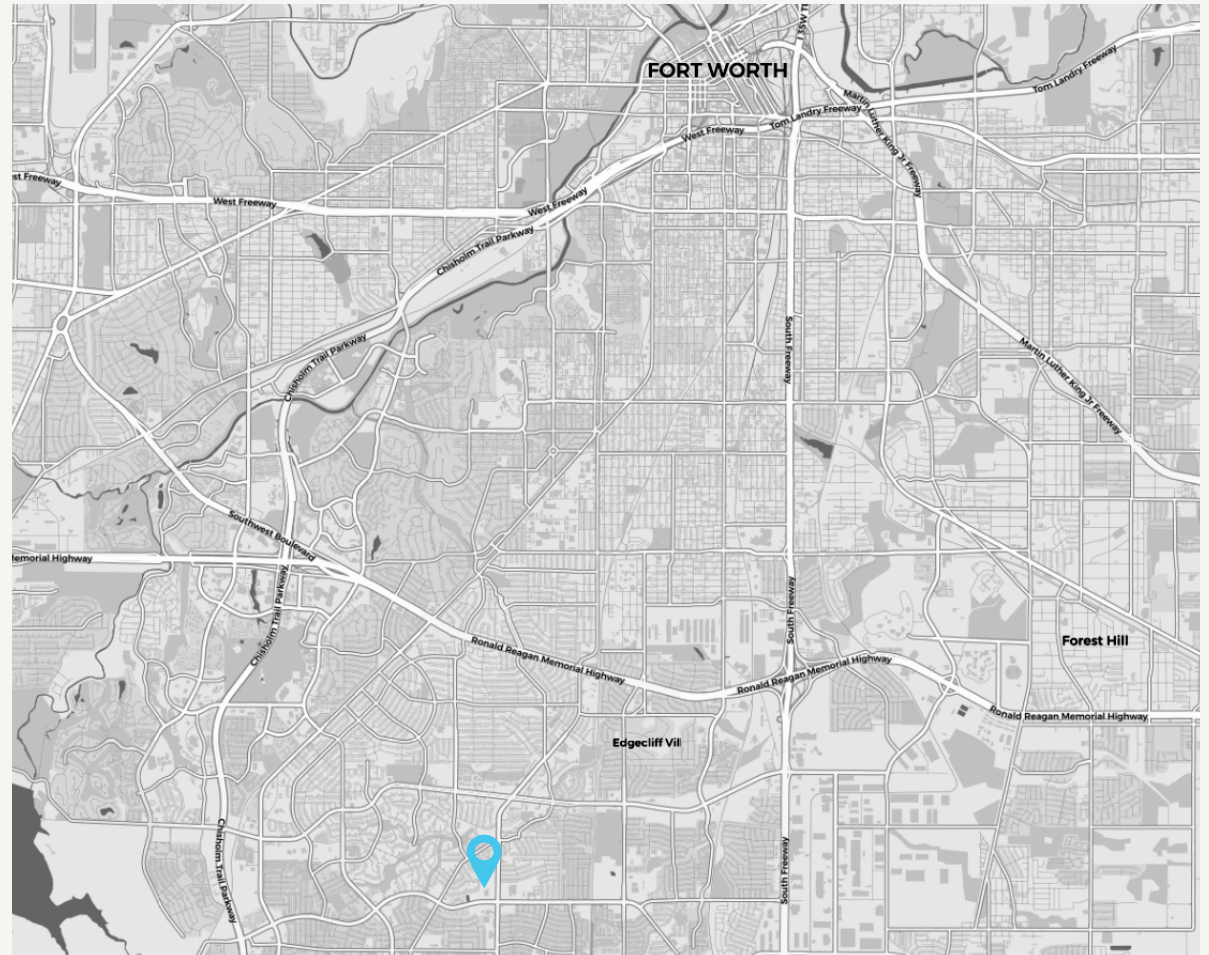
Building 7410 8,000 SF	Building 7440 61,840	Building 7460 4,000 SF
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Available Space

Suite 7410 1,800 SF	Suite 7440 18,372 SF	Suite 7460 0.76 AC pad with 4,000 SF existing building
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Traffic Counts

McCart Ave 27,973 VPD	Sycamore School 16,765 VPD
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Area Attractions



Property Highlights

NWC McCart Ave & Sycamore School Rd
Fort Worth, Texas

1. Grocery anchored
2. Former bank available for medical/restaurant/retail use

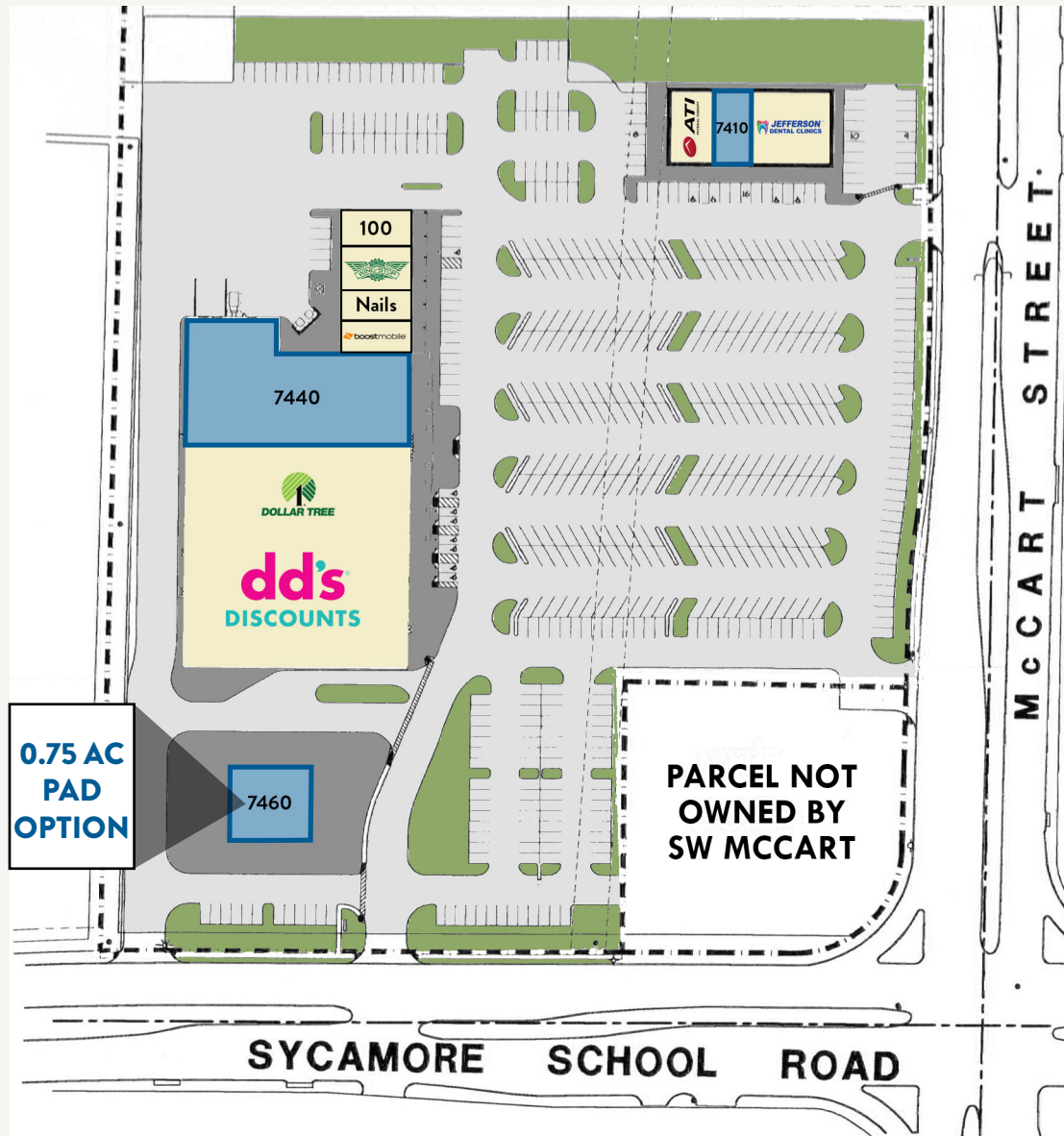


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	22,144	129,840	251,285
EST. DAYTIME POPULATION	2,788	21,343	68,958
EST. AVG. HH INCOME	\$94,436	\$105,461	\$115,348

Site Plan

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SUITE	TENANT	SQUARE FEET
7410-100	JEFFERSON DENTAL	4,000
7410	AVAILABLE	1,800
7410	ATI PHYSICAL THERAPY	2,200
100	THE DAQUIRI LOUNGE	2,000
104	WING STOP	2,900
112	NAILS	900
116	BOOST MOBILE	
7440	AVAILABLE	18,372
7440	DOLLAR TREE	10,382
7440	DD'S DISCOUNTS	25,886
7460	PAD AVAILABLE	0.75 AC

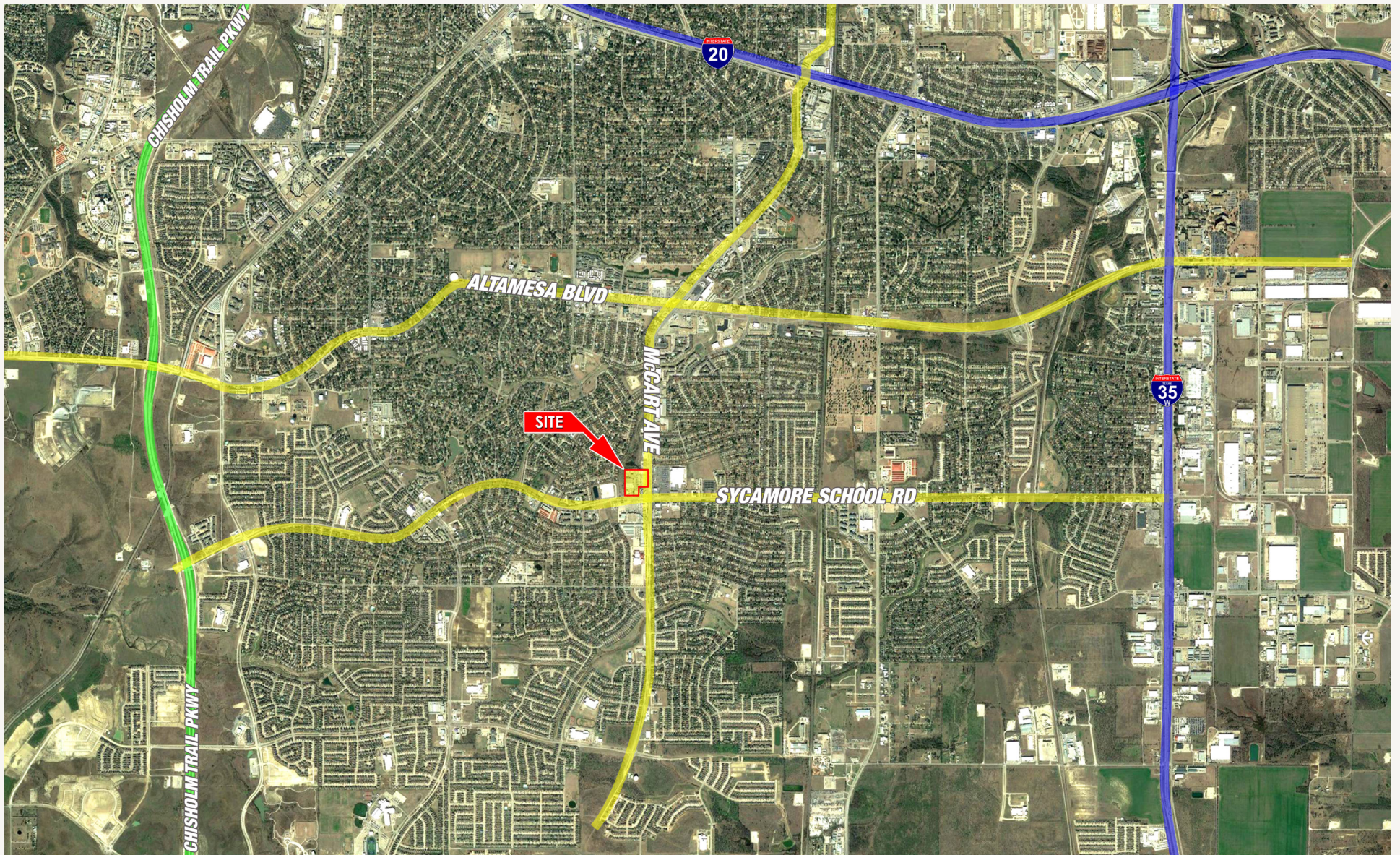
Close Aerial

NWC McCart Ave & Sycamore School Rd
Fort Worth, Texas



Far Aerial

NWC McCart Ave & Sycamore School Rd
Fort Worth, Texas



Photos

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Fort Worth, Texas



NWC McCart
Ave & Sycamore
School Rd
Fort Worth, TX

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