



HULEN FASHION CTR

For lease:
NWC S Hulen St &
South Dr
Fort Worth, TX

VENTURE

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

HANNAH BOSWELL
HBOSWELL@VENTUREDFW.COM

Metrics

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Location

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GLA

+/- 180,620 SF

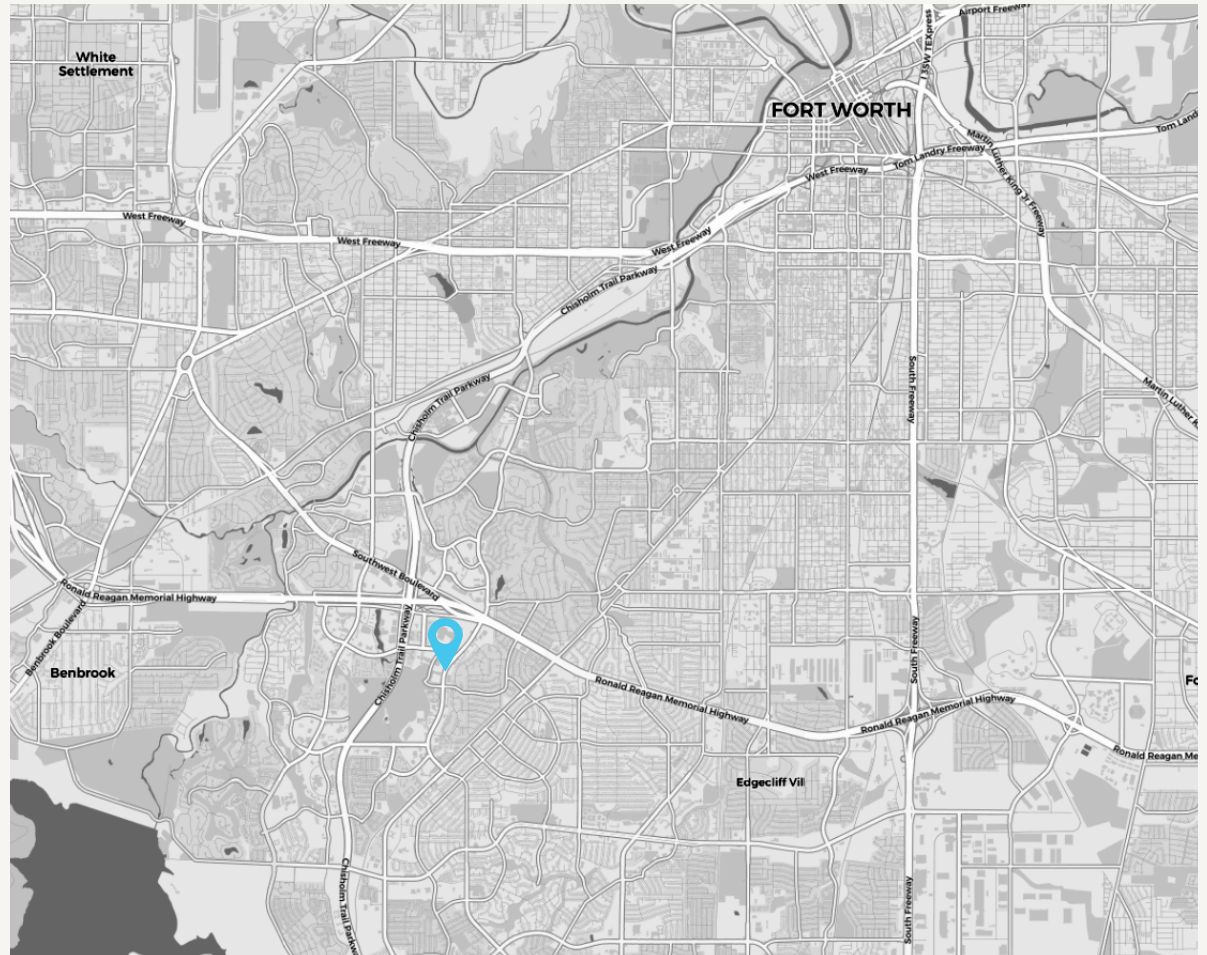
Available Spaces

Suite 5212
21,795 SF

Suite 5264
8,800 SF

Traffic Counts

S Hulen St
42,056 VPD



Area Attractions

HULEN MALL

Total Wine & MORE



Guitar Center
WE HELP PEOPLE MAKE MUSIC

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Property Highlights

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1. Super regional Hulen Mall area
2. Excellent national & local co-tenancy
3. High traffic counts on Hulen Street



2025 Demographic Summary

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|-----------|-----------|
| EST. POPULATION | 14,857 | 113,795 | 290,428 |
| EST. DAYTIME POPULATION | 6,719 | 44,768 | 101,358 |
| EST. AVG. HH INCOME | \$77,745 | \$130,434 | \$124,417 |

Site Plan

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| SUITE | TENANT | SQUARE FEET |
|-------|----------------------|-------------|
| 5200 | Total Wine & More | 27,565 |
| 5212 | AVAILABLE | 21,795 |
| 5228 | Lone Star Gymnastics | 21,000 |
| 5230 | Uptown Cheapskate | 5,041 |
| 5232 | Zero Latency VR | 5,209 |
| 5236 | Creative Soul Music | 3,454 |
| 5238 | Yard Art | 8,635 |
| 5240 | Vintage Stock | 5,434 |
| 5242 | European Nail Spa | 5,520 |
| 5248 | Kid to Kid | 4,576 |
| 5250 | Guitar Center | 15,670 |
| 5256 | Rejoice Dance Studio | 6,987 |
| 5258 | Milan Laser | 2,089 |
| 5260 | Sola Salon Studios | 6,486 |
| 5264 | AVAILABLE | 8,800 |
| 5270 | Superior Outfitters | 9,122 |
| 5276 | Quiggly's Clayhouse | 2,675 |
| 5278 | Red Claws | 4,000 |
| 5280 | Cool Cuts 4 Kids | 1,500 |
| 5284 | Men's Wearhouse | 8,880 |
| 5288 | Chili's | 6,050 |

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Amanda T. Welles
Partner

awelles@venturedfw.com

Hannah Boswell
Associate

hboswell@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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