



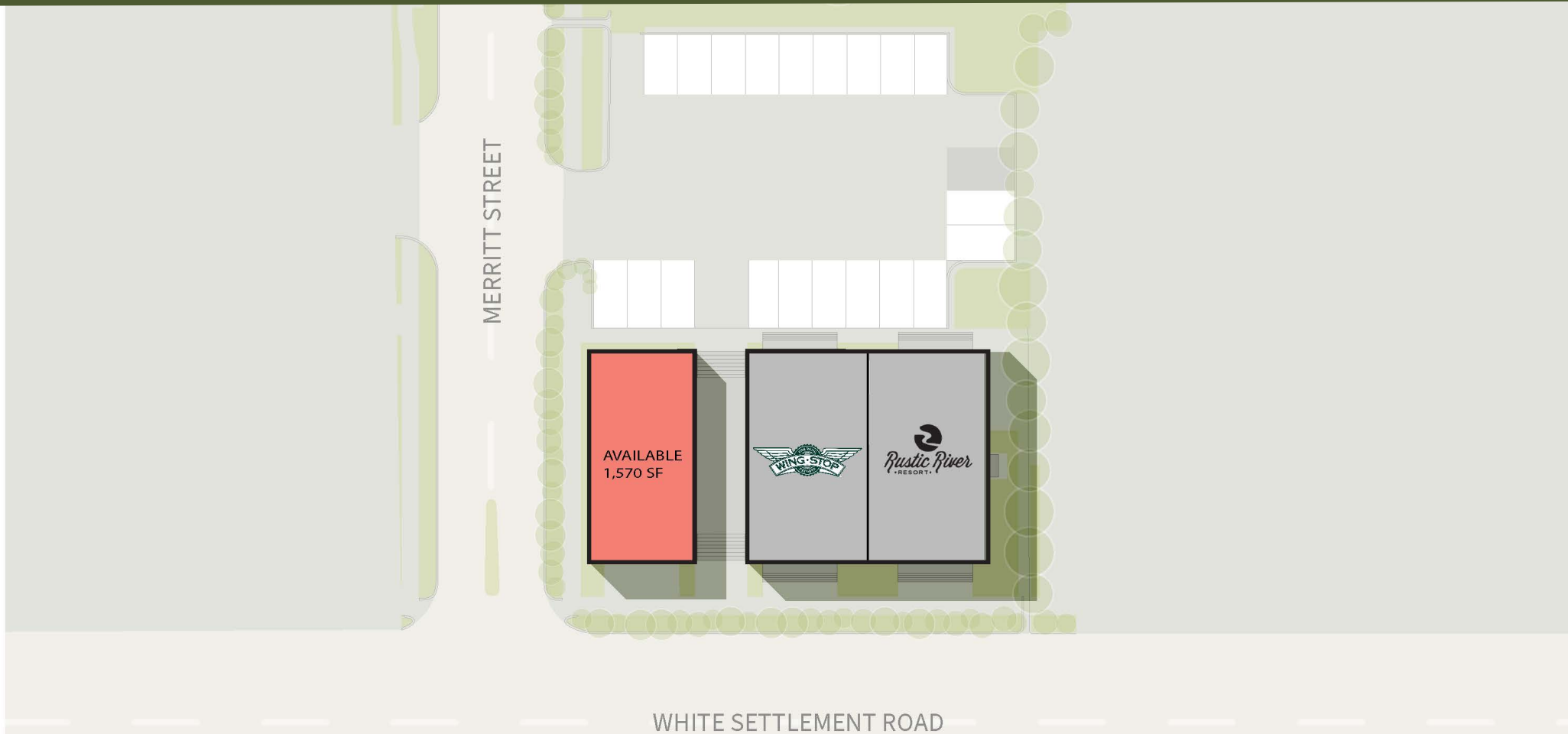
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RIVER DISTRICT PLAZA

4854 WHITE SETTLEMENT RD, FORTH WORTH, TX 76114



TENANTS

Rustic on the River
WingStop

AVAILABLE SITES

Suite 4854 - 1570 SF

TRAFFIC COUNTS

WHITE
SETTLEMENT RD
10,525 VPD

RATE \$

PLEASE CALL FOR
PRICING

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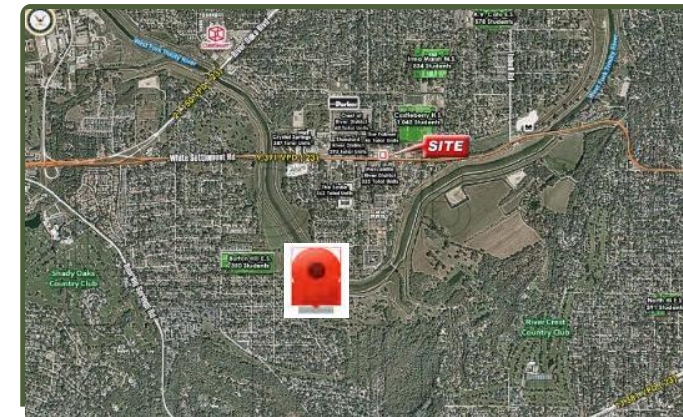
PROJECT SCOPE

River District Plaza is a 5,140-square-foot Class A retail strip center located in Fort Worth, Texas, at the prominent intersection of White Settlement Road and Merritt Street. This high-visibility location, in the heart of the River District, benefits from steady traffic flows and proximity to affluent residential communities, major employers, and cultural landmarks. With over 83,850 residents within a three-mile radius and household incomes averaging \$103,680, the property is well-positioned to serve a growing and affluent customer base.

PROPERTY DETAILS

OCCUPANCY	66%
GROSS LEASABLE AREA	5,140 SF
TRIPLE NETS (2026)	\$17.67 PSF
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3MI	WITHIN 5MI
DAYTIME POPULATION	1,888	50,244	213,278
EST. POPULATION	9,900	88,520	262,190
AVG. HH INCOME	\$102,209.66	\$82,307.81	\$79,051.87
TOTAL HOUSING UNITS	4,005	36,148	103,512
MEDIAN HOME VALUE	\$303,022	\$273,192	\$265,665



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THE SADIE
362 TOTAL UNITS

MERCANTILE RIVER DISTRICT
325 TOTAL UNITS

CRYSTAL SPRINGS
307 TOTAL UNITS

STANDARD RIVER DISTRICT
293 TOTAL UNITS

THE PALMER
46 TOTAL UNITS

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