WOODCREST CAPITAL, LLC

North Hills Village

7520-7640 NE Loop 820 | North Richland Hills TX
7653 Boulevard 26

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
Medical: 7,000 SF



- 189,410 SF Center
- Tarrant County, Texaes
- Seconds & Surplus Opened 2023
- Excellent visibility from I-820
- 1 Mile from North East Mall

Type	PSF
NNN's	$ 2.36
Lease Rates	Call for Rates

Traffic Counts	
I-820	189,832 VPD
Boulevard 26	23,740 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	10,159	103,467	281,457	1,307,915
Households	3,969	40,998	107,547	468,385
Average HH Income	$78,286	$83,259	$92,470	$91,854

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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