

# Trinity Commons

Dallas-Fort Worth-Arlington, TX

32.7066, -97.3881

3100 South Hulen Street | Fort Worth, TX 76109-1925



Center Size: 197,526 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,011	108,906	292,697
	3,862	45,743	117,414
	\$170,522	\$109,656	\$94,097

Ranked in the top 9% of like centers in the market drawing an estimated 3M+ annual visits (Placer.ai 2024)

Tom Thumb-anchored center with strong national retailers including Ulta Beauty, Bath & Body Works, Banfield Pet Hospital, Chipotle & Starbucks

Strong daytime population of 140K+ and surrounded by a dense population of 109K+ within 3 miles

Affluent and highly educated trade area with an avg household income of \$131K+ and 49% that have a college education within 3 miles

Positioned at the prominent intersection of S Hulen St with 51K+ vehicles daily and Bellaire Dr S with 19K+ vehicles daily (Kalibrate 2022)

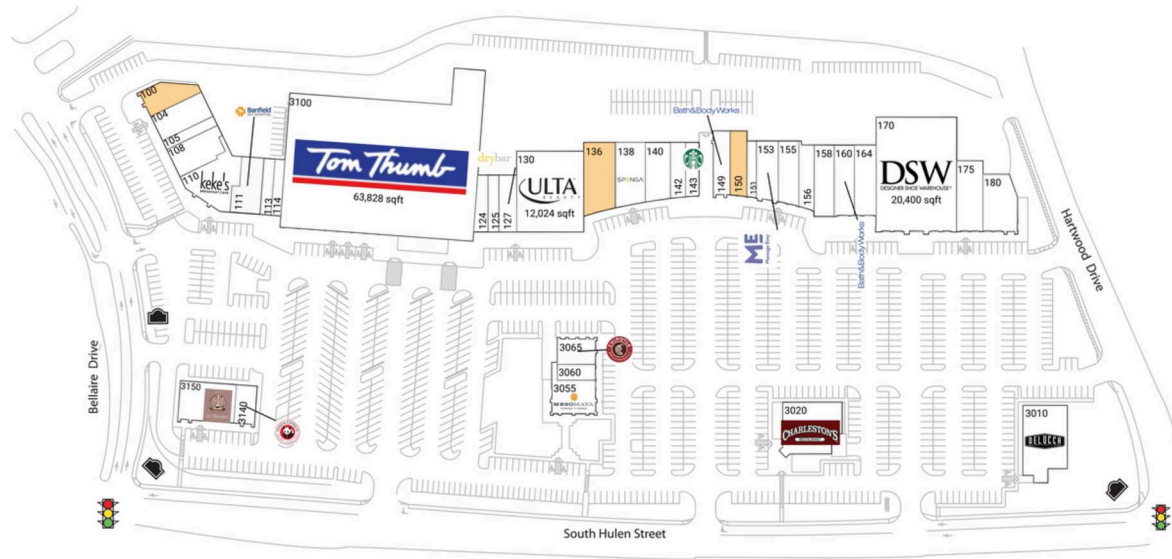
Close proximity to Texas Christian University with 12.9K+ students (TCU 2024) and Amon G. Carter Stadium which draws 476.7K+ annual visits

# Trinity Commons

Dallas-Fort Worth-Arlington, TX

32.7066, -97.3881

3100 South Hulen Street | Fort Worth, TX 76109-1925



## Available Space

100	2,914 SF
136	4,678 SF
150	2,330 SF

## Current Retailers

104	MyEyeDr.	3,326 SF
105	Sharkey's Cuts for Kids	1,273 SF
108	Glamour Paws	3,435 SF
110	Keke's Breakfast Cafe	4,974 SF
111	Banfield Pet Hospital	3,052 SF
113	Mathnasium	1,404 SF
114	Great Clips	1,200 SF
124	Pack 'N Mail	1,356 SF
125	GNC	1,280 SF
127	drybar	2,170 SF
130	Ulta Beauty	12,024 SF
138	SPENGA	4,200 SF
140	Pappagallo & Classiques	3,087 SF
142	Joe's Pizza & Pasta	1,850 SF
143	Starbucks	1,600 SF
149	Bath & Body Works	2,400 SF
151	Marble Slab Creamery	1,280 SF
153	Massage Envy	2,867 SF
155	Bodybar Pilates	2,716 SF
156	Madison Reed Color Bar	2,339 SF
158	Ft Worth Running Company	3,180 SF
160	Bath & Body Works	3,150 SF
164	European Nail Bar	3,412 SF
170	DSW	20,400 SF
175	Pediatric Urgent Care Center	2,760 SF
180	Frost Bank	5,503 SF
3010	Delucca Gaucho Pizza & Wine	7,093 SF
3020	Charleston's	6,873 SF
3055	Meso Maya Comida Y Copas	3,518 SF
3060	European Wax Center	1,238 SF
3065	Chipotle Mexican Grill	2,244 SF
3100	Tom Thumb	63,828 SF
3140	Panda Express	2,002 SF
3150	Café Margot	4,570 SF

4217