# 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 |
|---|---|---|---|
| | 8,523 | 109,876 | 294,425 |
| | 4,180 | 46,341 | 118,478 |
| | $207,919 | $131,076 | $110,682 |

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



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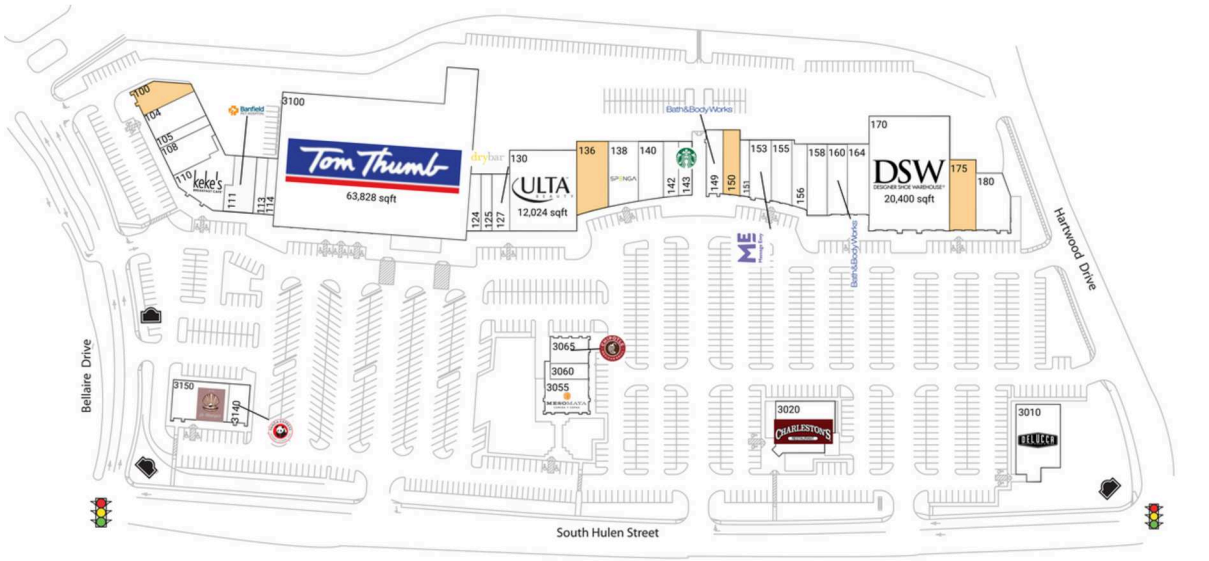


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## Available Space

| | |
|---|---|
| 100 | 2,914 SF |
| 136 | 4,678 SF |
| 150 | 2,330 SF |
| 175 | 2,760 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 |
| 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 |



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