

Trinity Commons

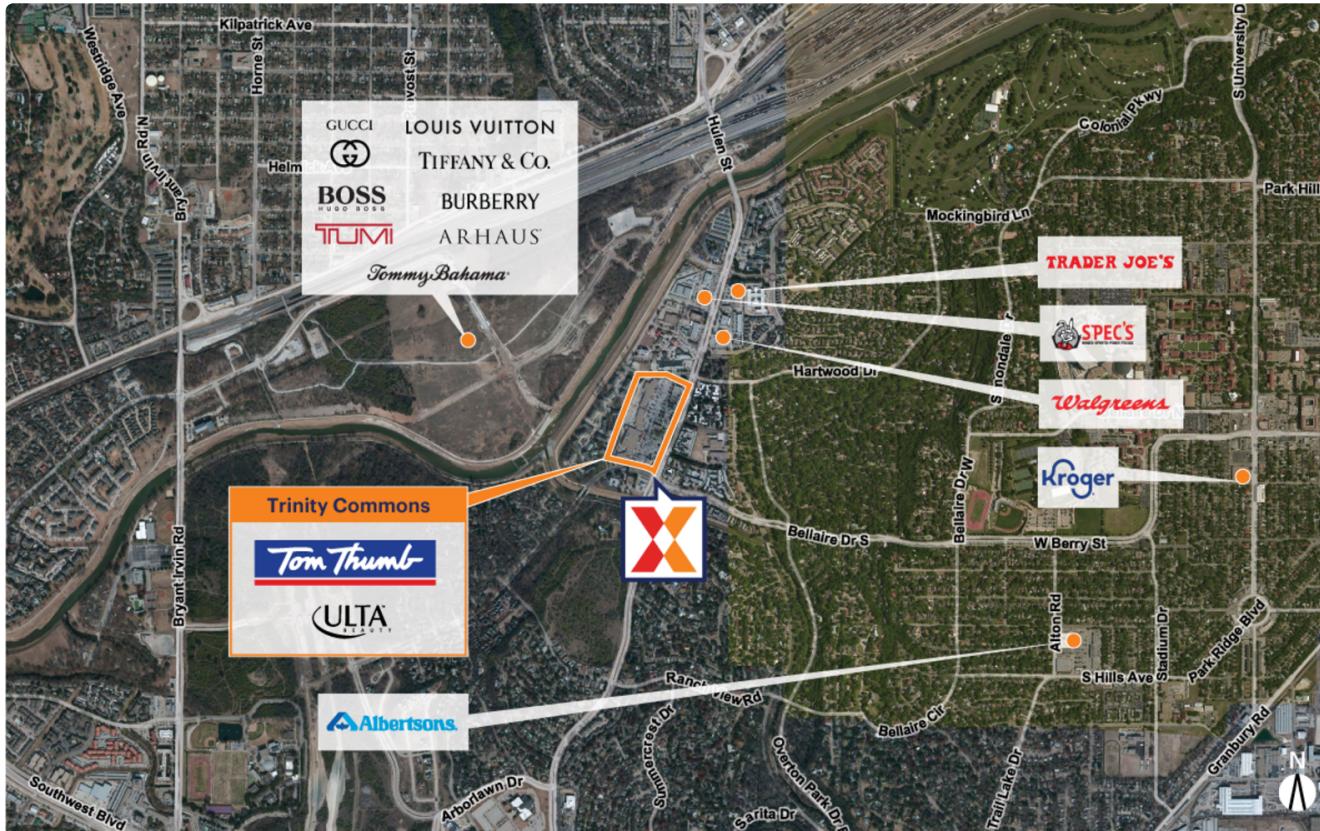
3100 South Hulen Street | Fort Worth, TX 76109

Tarrant County

Dallas-Fort Worth-Arlington, TX

197,526 Sq Ft

32.7066, -97.3893



Demographics	1 Mile	3 Miles	5 Miles
Population	8,276	108,775	293,638
Daytime Pop.	11,122	140,127	520,004
Households	3,968	45,830	118,208
Income	\$186,258	\$139,291	\$119,351

Source: Synergos Technologies, Inc. 2024

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

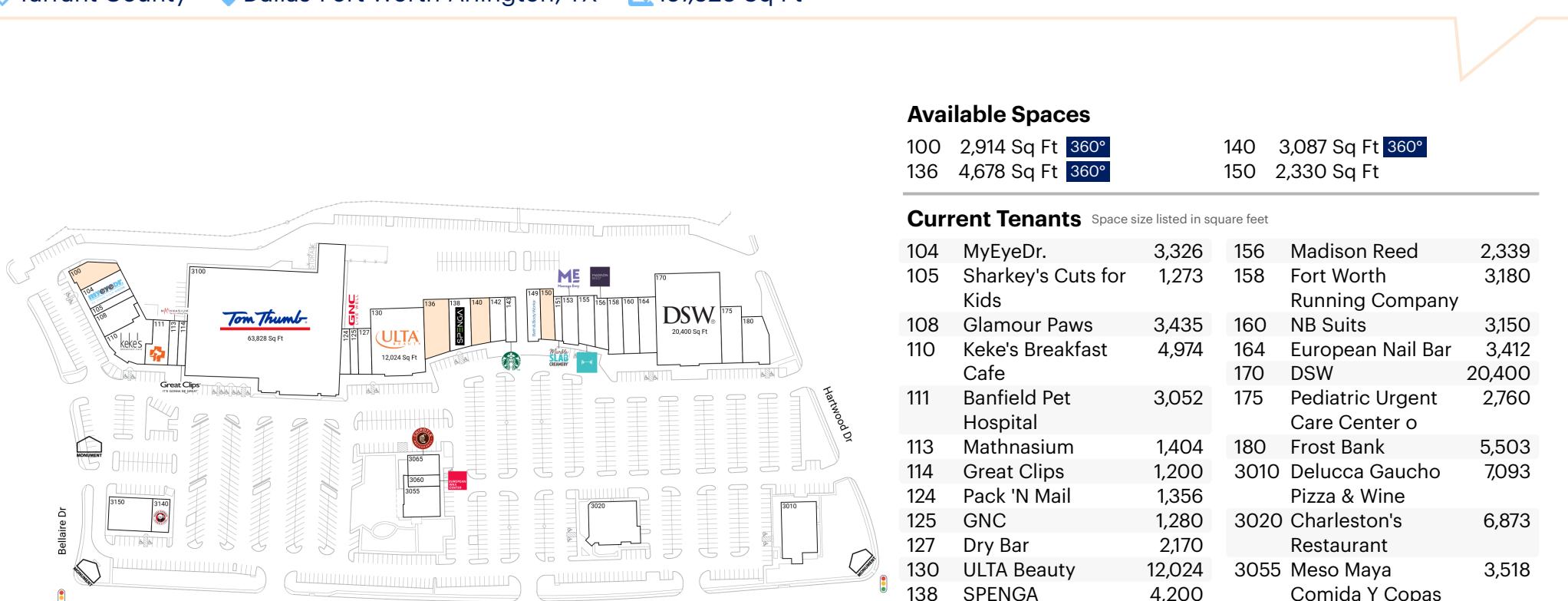
Tom Thumb-anchored center with strong national retailers including Ulta Beauty, Bath & Body Works, Banfield Pet Hospital, Chipotle & Starbucks

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 (Placer.ai 2024)



Available Spaces

100	2,914 Sq Ft	360°	140	3,087 Sq Ft	360°
136	4,678 Sq Ft	360°	150	2,330 Sq Ft	

Current Tenants

Space size listed in square feet

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

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4217

