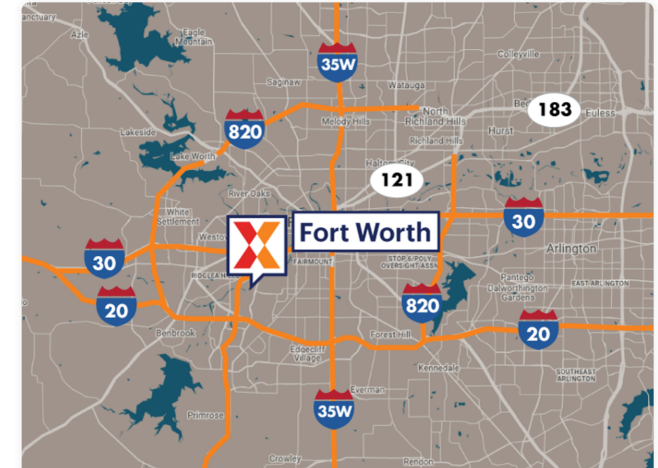


# Trinity Commons

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   | 293,639   |
| Daytime Pop. | 11,122    | 140,127   | 520,004   |
| Households   | 3,968     | 45,830    | 118,208   |
| Income       | \$186,258 | \$139,292 | \$119,351 |

Source: Synergos Technologies, Inc. 2024

Ranked in the top 7% (22/332) of like centers in the market drawing an estimated 3.1M+ annual visits (Placer.ai 2025)

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 108K+ within 3 miles

Affluent and highly educated trade area with an avg household income of \$139K+ and 49% that have a college education within 3 miles

Positioned at the prominent intersection of S Hulen St with 52K+ vehicles daily and Bellaire Dr S with 19K+ vehicles daily (Kalibrate 2025)

Close proximity to Texas Christian University with 12.9K+ students (TCU 2025) and Amon G. Carter Stadium which draws 400.8K+ annual visits (Placer.ai 2025)



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## Available Spaces

|     |             |      |     |             |
|-----|-------------|------|-----|-------------|
| 100 | 2,914 Sq Ft | 360° | 150 | 2,330 Sq Ft |
| 140 | 3,087 Sq Ft | 360° |     |             |

## Current Tenants Space size listed in square feet

|     |                         |        |      |                                |        |
|-----|-------------------------|--------|------|--------------------------------|--------|
| 104 | MyEyeDr.                | 3,326  | 155  | Body Bar Pilates               | 2,716  |
| 105 | Sharkey's Cuts for Kids | 1,273  | 156  | Madison Reed                   | 2,339  |
| 108 | Glamour Paws            | 3,435  | 158  | Fort Worth Running Company     | 3,180  |
| 110 | Keke's Breakfast Cafe   | 4,974  | 160  | NB Suits                       | 3,150  |
| 111 | Banfield Pet Hospital   | 3,052  | 164  | European Nail Bar              | 3,412  |
| 113 | Mathnasium              | 1,404  | 170  | DSW                            | 20,400 |
| 114 | Great Clips             | 1,200  | 175  | Pediatric Urgent Care Center o | 2,760  |
| 124 | Pack 'N Mail            | 1,356  | 180  | Frost Bank                     | 5,503  |
| 125 | GNC                     | 1,280  | 3010 | Delucca Gaucho Pizza & Wine    | 7,093  |
| 127 | Dry Bar                 | 2,170  | 3020 | Charleston's Restaurant        | 6,873  |
| 130 | ULTA Beauty             | 12,024 | 3055 | Meso Maya Comida Y Copas       | 3,518  |
| 136 | Pet Supplies Plus       | 4,678  | 3060 | European Wax Center            | 1,238  |
| 138 | SPENGA                  | 4,200  | 3065 | Chipotle Mexican Grill         | 2,244  |
| 142 | Joe's Pizza & Pasta     | 1,850  | 3100 | Tom Thumb                      | 63,828 |
| 143 | Starbucks               | 1,600  | 3140 | Panda Express                  | 2,002  |
| 149 | Bath & Body Works       | 2,400  | 3150 | Cafe Margot                    | 4,570  |
| 151 | Marble Slab Creamery    | 1,280  |      |                                |        |
| 153 | Massage Envy            | 2,867  |      |                                |        |

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

