



THE VILLAGE AT CAMP BOWIE

6323 - 6333 CAMP BOWIE BLVD, FORT WORTH, TX 76116

SPACE AVAILABLE

HIGHLIGHTS & SITE PLAN

JILL FISHER | DIRECTOR OF LEASING
214.261.9588 | jfisher@dunhillpartners.com
dunhillpartners.com



LOCATION

6323 - 6333 Camp Bowie Blvd, Fort Worth, TX 76116

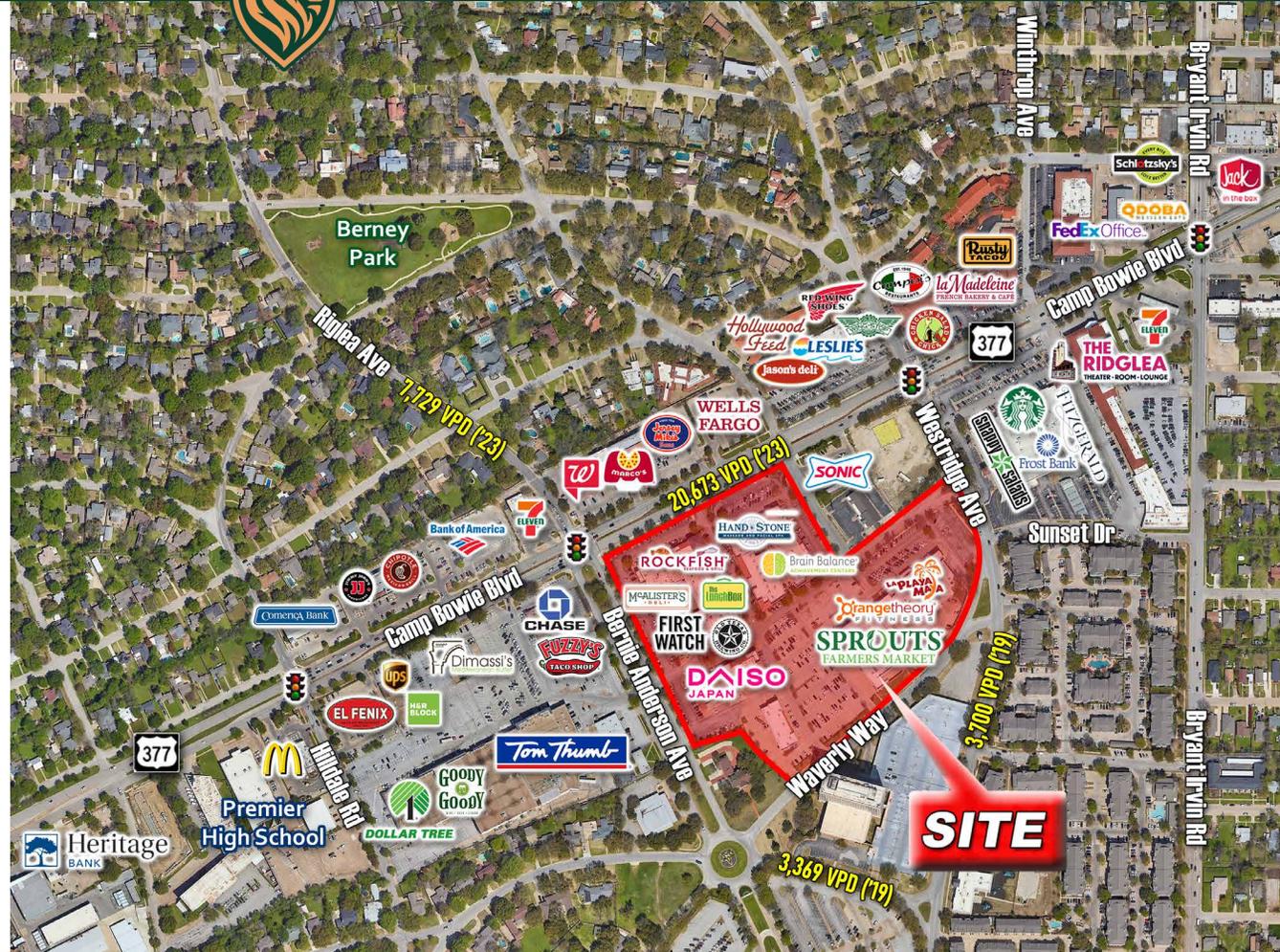
AVAILABLE SPACES

6323.01	2,850 SF
6323.149	4,512 SF
6333.245	4,016 SF

RATES

NNN: \$9.90 PSF

TRAFFIC GENERATORS



2024 DEMOGRAPHICS

 Total Population	3 MILES	90,004	 Daytime Population	3 MILES	103,335	 Total Households	3 MILES	40,859	 Avg HH Income	3 MILES	\$111,599
	5 MILES	252,170		5 MILES	330,079		5 MILES	104,107		5 MILES	\$104,926



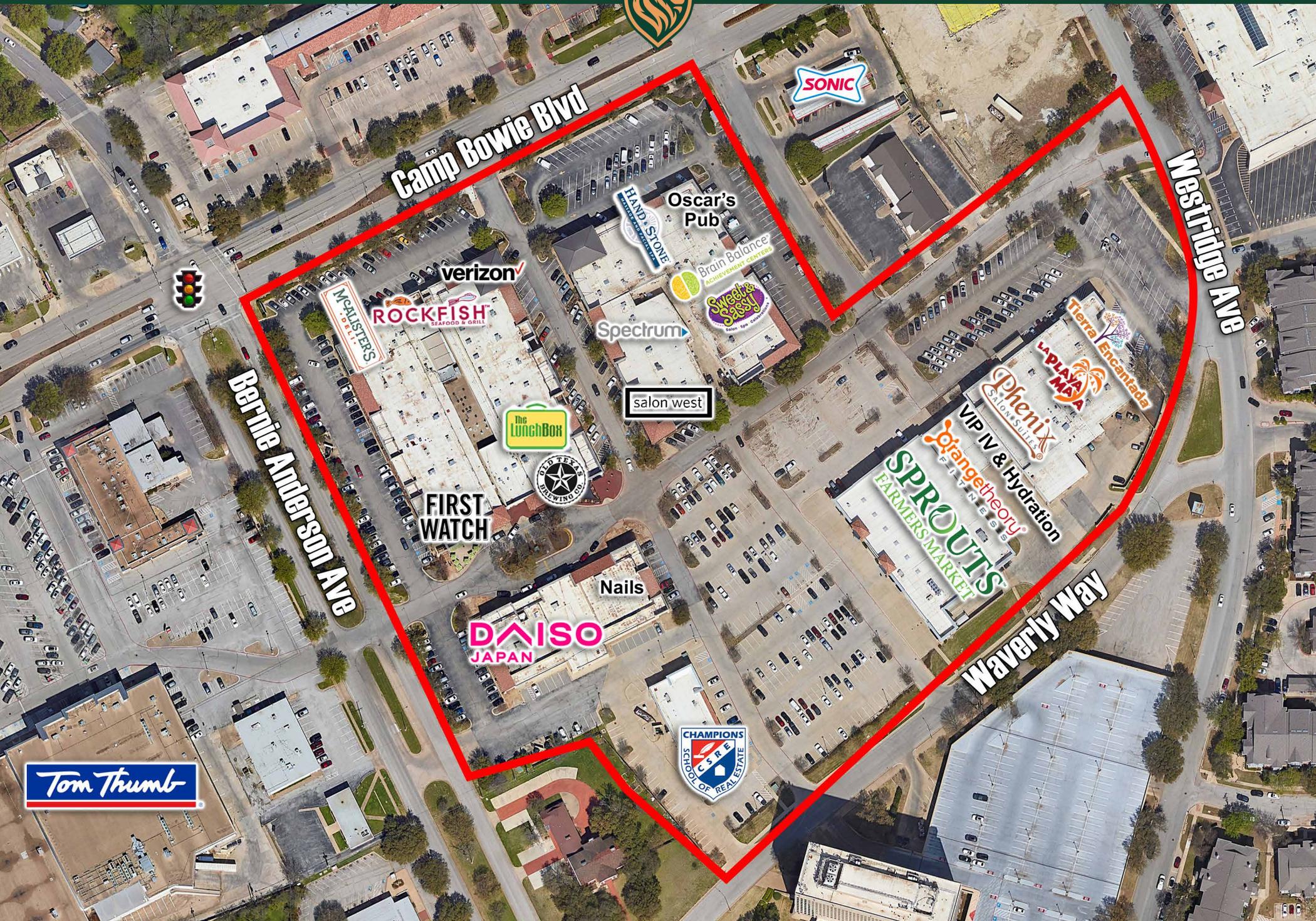
Village at Camp Bowie



3501 BERNIE ANDERSON		
3501.300A	Daiso	
3501.300B	Nails	
6201 SUNSET		
6201.600	Tierra Encantada	
6201.640	La Playa Maya	
6201.650	Phenix Salon Suites	
6201.670	VIP IV & Hydration	
6201.680	Orangetheory Fitness	
6300 WAVERLY		
6300.001	Sprouts Farmers Market	
6323 CAMP BOWIE		
6323.101	AVAILABLE (former title company)	2,850 SF
6323.107	Sound Waves Mindful Meditation	
6323.111	Sweet & Sassy	
6323.115	Brain Balance	
6323.125	Oscar's Pub	
6323.129	Fort Worth Rugs	
6323.135	Hand and Stone Massage & Facial Spa	
6323.141	Not Just Soccer	
6323.145	Babies on the Boulevard	
6323.149	AVAILABLE - can be divided (2,200 SF & 2,312 SF)	4,512 SF
6323.157	Spectrum	
6323.175	Salon West	
6323.119	Decommissioned Basement Space	8,000+ SF
6324 WAVERLY		
6324.100	Champion School of Real Estate	
6324.101	VIPcare	
6333 CAMP BOWIE		
6333.200	Old Texas Brewing Co.	
6333.216	Gavrel Furs	
6333.220	Salon Service Group	
6333.224	Verizon	
6333.228	Toy Works	3,225 SF
6333.232	Stanley Eisenman Fine Shoes	4,164 SF
6333.236	The Lunch Box	
6333.240	Rockfish Seafood Grill	
6333.244	McAlister's Deli	
6333.245	AVAILABLE	4,016 SF
6333.250	Hawaii Fluid Art	
6333.250A	Fair Boot Shop	
6333.252	Fullbars Cell Phone & Computer Repair	
6333.256	Well Groomed Pets	
6333.260	Young Chefs Academy	
6333.268	First Pioneer Title	
6333.272	Eyes on Camp Bowie	
6333.280	First Watch - The Daytime Cafe	

SITE AERIAL

JILL FISHER | DIRECTOR OF LEASING
214.261.9588 | jfisher@dunhillpartners.com
dunhillpartners.com



Camp Bowie Blvd

Westridge Ave

Bernie Anderson Ave

Waverly Way

Tom Thumb

SONIC

HAND STONE
NAILS & SPA

Oscar's Pub

Brain Balance
ACHIEVEMENT CENTERS

Sweet's & Sassy
Cosmetics & Skincare

Spectrum

verizon

McALISTERS
RESTAURANT

ROCKFISH
SEAFOOD & GRILL

salon west

The LunchBox

OLD TEXAS
BREWING CO.

FIRST WATCH

Nails

DAISO
JAPAN

CHAMPIONS
SCHOOL OF REAL ESTATE

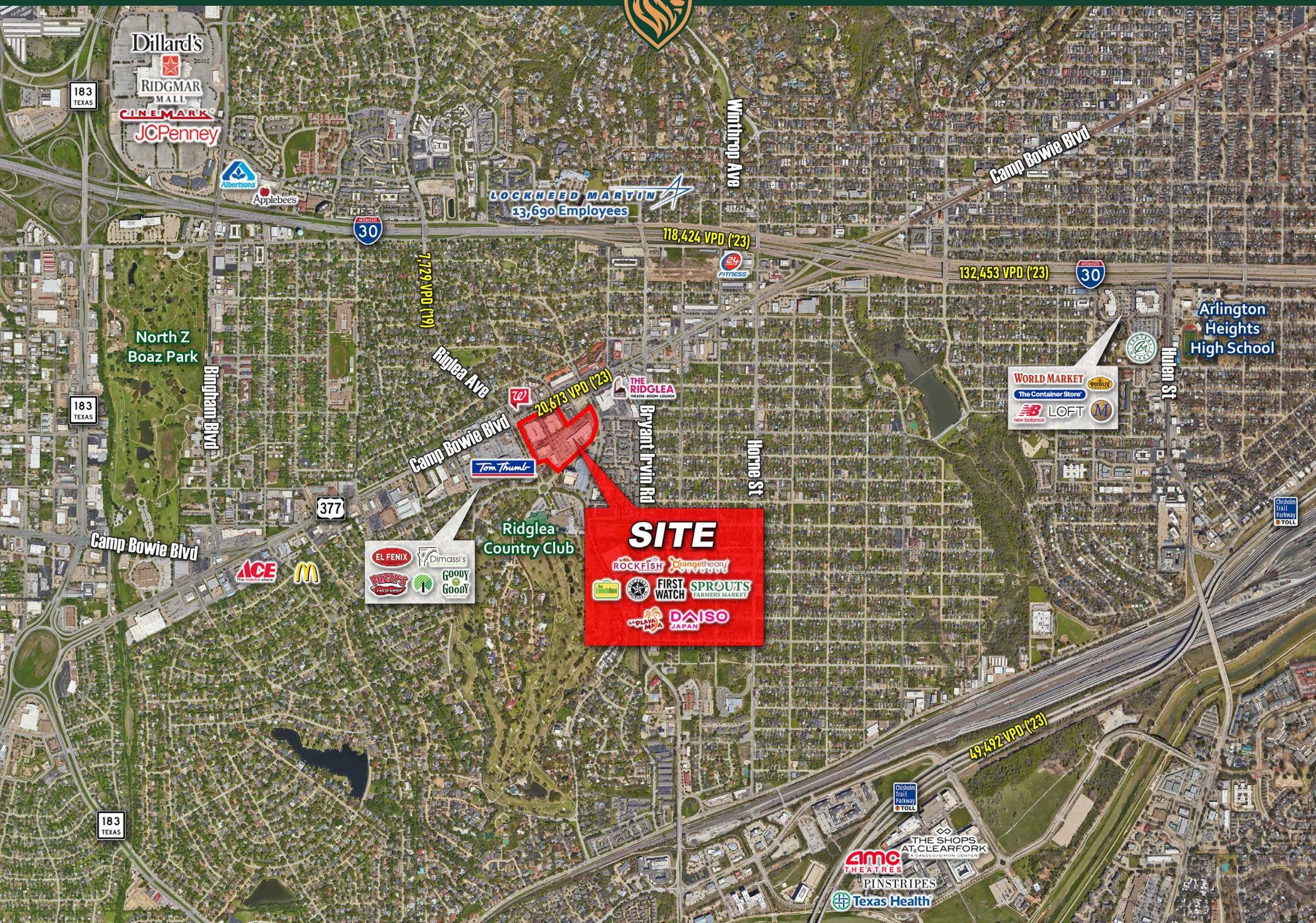
SPROUTS
FARMERS MARKET

Orangetheory
FITNESS

VIP IV & Hydration
SALON SUITES

Phenix
SALON SUITES

L'PLA MA
TIERRA ENCANTADA



LOCKHEED MARTIN
13,690 Employees

118,424 VPD ('23)

132,453 VPD ('23)

71,129 VPD ('19)

20,673 VPD ('23)

SITE

- ROCKFISH
- STANGHEORY
- FIRST WATCH
- SPROUTS FARMERS MARKET
- DAISO JAPAN

- EL FENIX
- Dimassi's
- FUZYS TACO SHOP
- GOODY GOODY

- WORLD MARKET
- The Container Store
- LOFT

- AMC THEATRES
- PINSTRIPES
- Texas Health

Arlington Heights High School

Dillard's
RIDGMAR MALL
CINEMARK
JCPenney

Abernethy
Applebees

North Z Boaz Park

Ridglea Country Club

THE SHOPS AT CLEARFORK

183 TEXAS

183 TEXAS

183 TEXAS

377

30

Helen St

Wintrop Ave

Camp Bowie Blvd

Riggles Ave

Camp Bowie Blvd

Bryant Irvin Rd

Horne St

Camp Bowie Blvd

Bingham Blvd

Chisholm Trail Parkway TOLL

Chisholm Trail Parkway TOLL