

BEDFORD PLAZA RETAIL CENTER

510-524 Bedford Rd, Bedford , TX 76022



Presented By: **Clint Montgomery**

5601 Bridge Street, Suite 504
Fort Worth, TX 76112
(817)288-5525
clint.montgomery@svn.com

Offering Highlights

- One minute from Airport Freeway.
- Great visibility.
- Good traffic count.

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2. Marketing Material

FOR LEASE 1,007 - 2,551 SQ.FT.



Price Per Sq.Ft.	\$13.00
Max Contiguous Sq.Ft.	2,551
Building Sq.Ft.	11,194
Occupancy	
Year Built	1973
Building Class	-

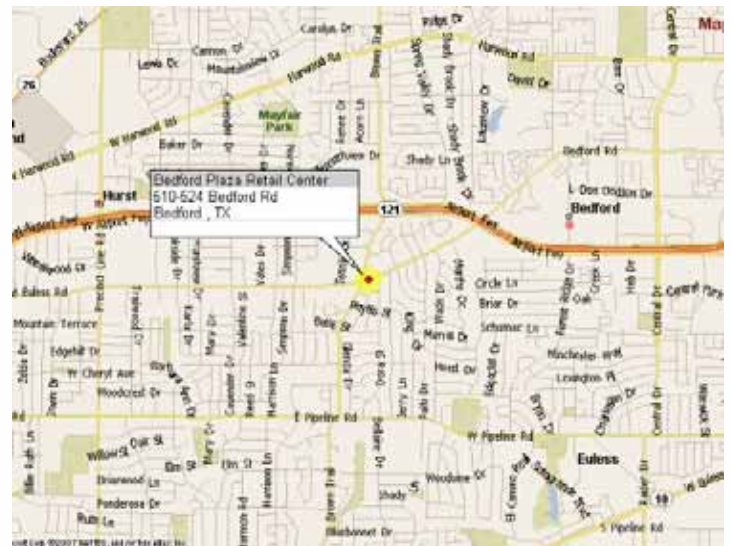
PROPERTY DESCRIPTION

Easy access to Airport Freeway, near the Forest Ridge intersection.

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510-524 Bedford Rd, Bedford , TX 76022

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Space Availability Summary

Space	Size S.F.	Rate/S.F.	Lease Type	Available	Divisible	Space Highlight
514	1,577	\$13.00	NNN	Immediately	N	
520	1,007	\$13.00	NNN	Immediately	N	
524	2,551	\$13.00	NNN	Immediately	N	

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Space For Lease - Retail

510-524 Bedford Rd - Bedford , TX 76022



Available Spaces

Space	Size S.F.	Rate/S.F.	Lease Type	Available	Divisible
514	1,577	\$13.00	NNN	Immediately	N
520	1,007	\$13.00	NNN	Immediately	N
524	2,551	\$13.00	NNN	Immediately	N

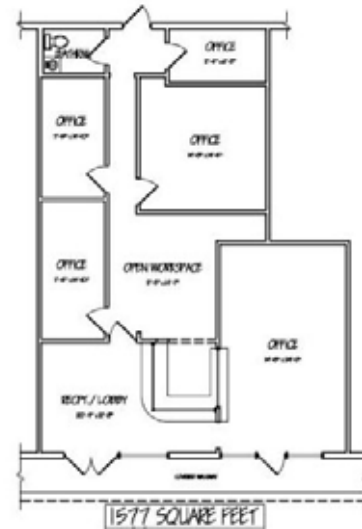
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3. Space Brochures - One Page

Space For Lease - Retail



1,577 S.F. Available



510-524 Bedford Rd - Bedford , TX 76022

Space Information

Space No.	514
Lease Rate	\$13.00/S.F./Year
Date Available	Immediately
Lease Type	NNN
Divisible	N

Property Information

Building Size	11,194
Year Built	1973
Location Class	-
Building Class	-
Parking Ratio	

Description

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Space For Lease - Retail



1,007 S.F. Available



510-524 Bedford Rd - Bedford , TX 76022

Space Information

Space No.	520
Lease Rate	\$13.00/S.F./Year
Date Available	Immediately
Lease Type	NNN
Divisible	N

Property Information

Building Size	11,194
Year Built	1973
Location Class	-
Building Class	-
Parking Ratio	

Description

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Space For Lease - Retail



2,551 S.F. Available



510-524 Bedford Rd - Bedford , TX 76022

Space Information

Space No.	524
Lease Rate	\$13.00/S.F./Year
Date Available	Immediately
Lease Type	NNN
Divisible	N

Property Information

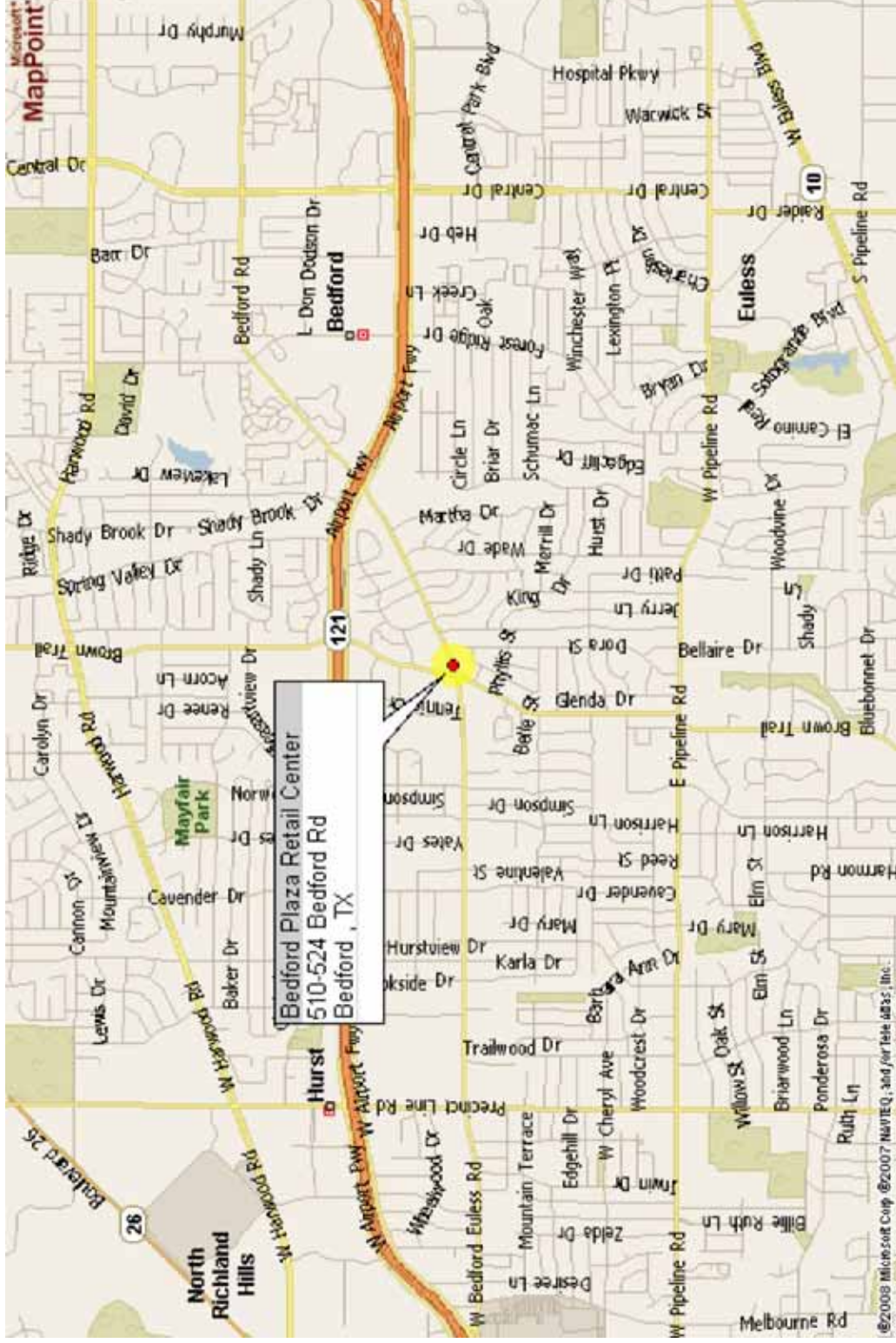
Building Size	11,194
Year Built	1973
Location Class	-
Building Class	-
Parking Ratio	

Description

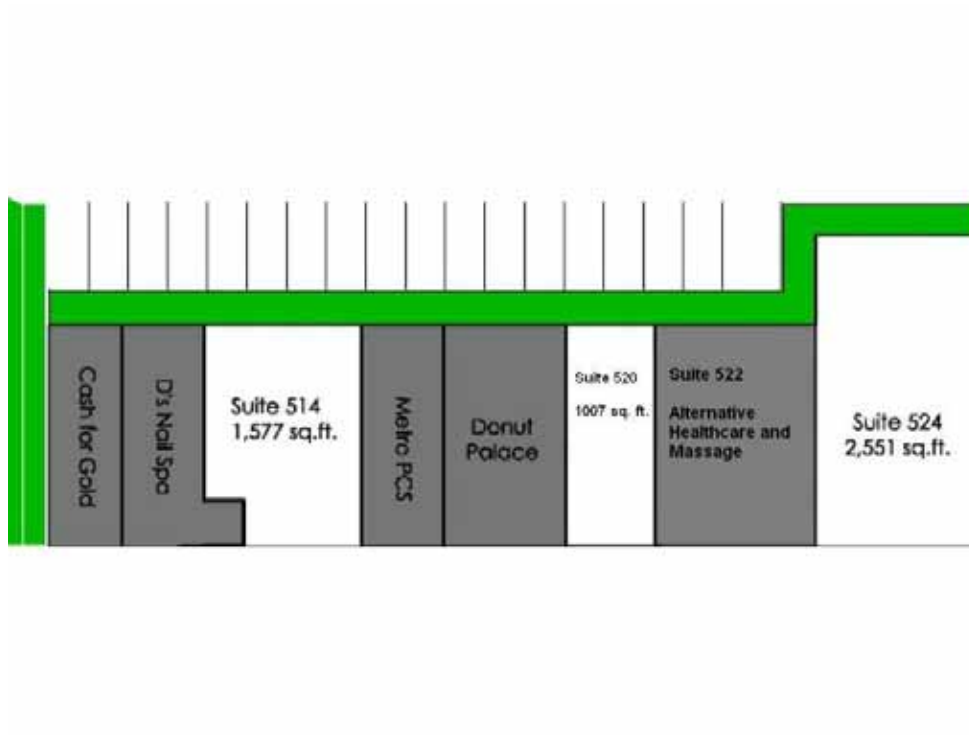
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4. Additional Information

Location Map



site plan



5. Sperry Van Ness Advisor

Sperry Van Ness Advisors



Clint T. Montgomery

Advisor Staff
Sperry Van Ness

Clint T. Montgomery serves as advisor staff for Sperry Van Ness/Visions Commercial in Fort Worth, Texas. Montgomery brings more than 25 years of industry experience in property management to the team.

Prior to joining Sperry Van Ness Montgomery served as senior vice president of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery has also served as vice president of Property Management two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager (CPM) and Real Property Administrator (RPA) designations. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Sperry Van Ness in compliance with all applicable fair housing and equal opportunity laws.

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