

FORMER CVS FOR SUBLEASE - 6431 MCCART AVE | 6431 MCCART AVE, FORT WORTH, TX 76133

Features

The freestanding former CVS represents an ideal opportunity for an exciting concept to serve a strong trade area. The location is zoned neighborhood commercial, which allows flexibility in what new business will serve a key retail intersection for the surrounding neighborhoods which includes over 135,000 people within 3 miles.

**FOR LEASE**  
**TOTAL SF:** 11,935  
**AVAILABLE SF:** 11,935  
**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
McCart Ave	31,578 VPD	Total Population		19,944	138,448	274,904
Altamesa Blvd	14,036 VPD	Total Households		7,489	49,746	100,841
		Average Household Income		\$88,166	\$98,144	\$107,251
		Daytime Population		16,150	117,152	253,185