

# artisan<sup>TM</sup> circle

PREMIER RETAIL OPPORTUNITIES



ARTISAN CIRCLE

## A DYNAMIC HUB FOR LIVING, WORKING, AND GATHERING

Positioned at the intersection of University Drive and West 7th Street, Artisan Circle is a premier mixed-use destination in Fort Worth's Cultural District, just minutes from Downtown.

Spanning five pedestrian-friendly blocks, the property offers approximately 287,625 square feet within a walkable, experience-driven environment.

Surrounded by more than 3,900 multifamily units, 618 hotel keys, and over 2.3 million square feet of office and retail, Artisan Circle benefits from a highly active and established trade area.



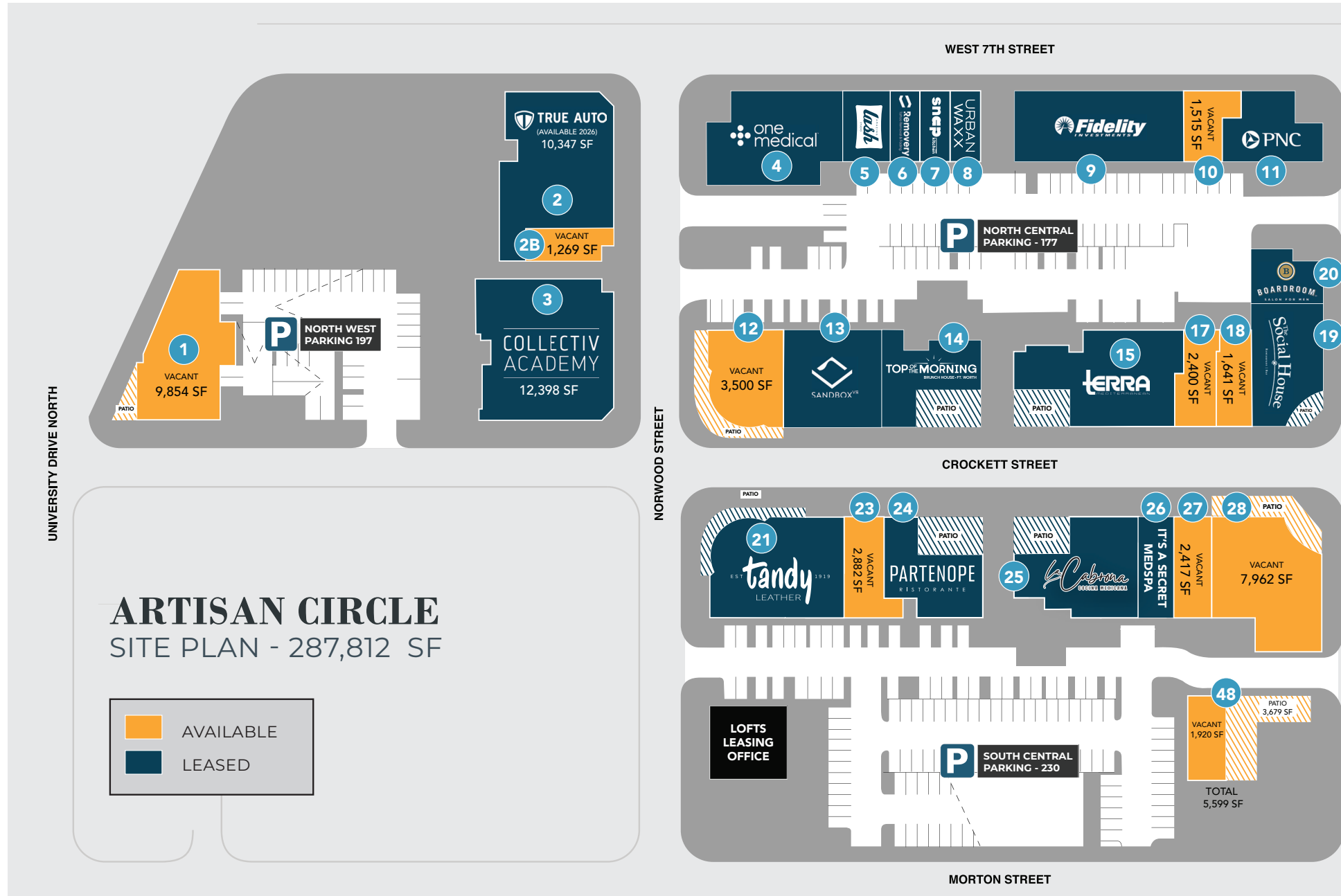
# CURATED TENANT MIX

RETAIL, DINING, WELLNESS, AND ENTERTAINMENT AT ARTISAN CIRCLE

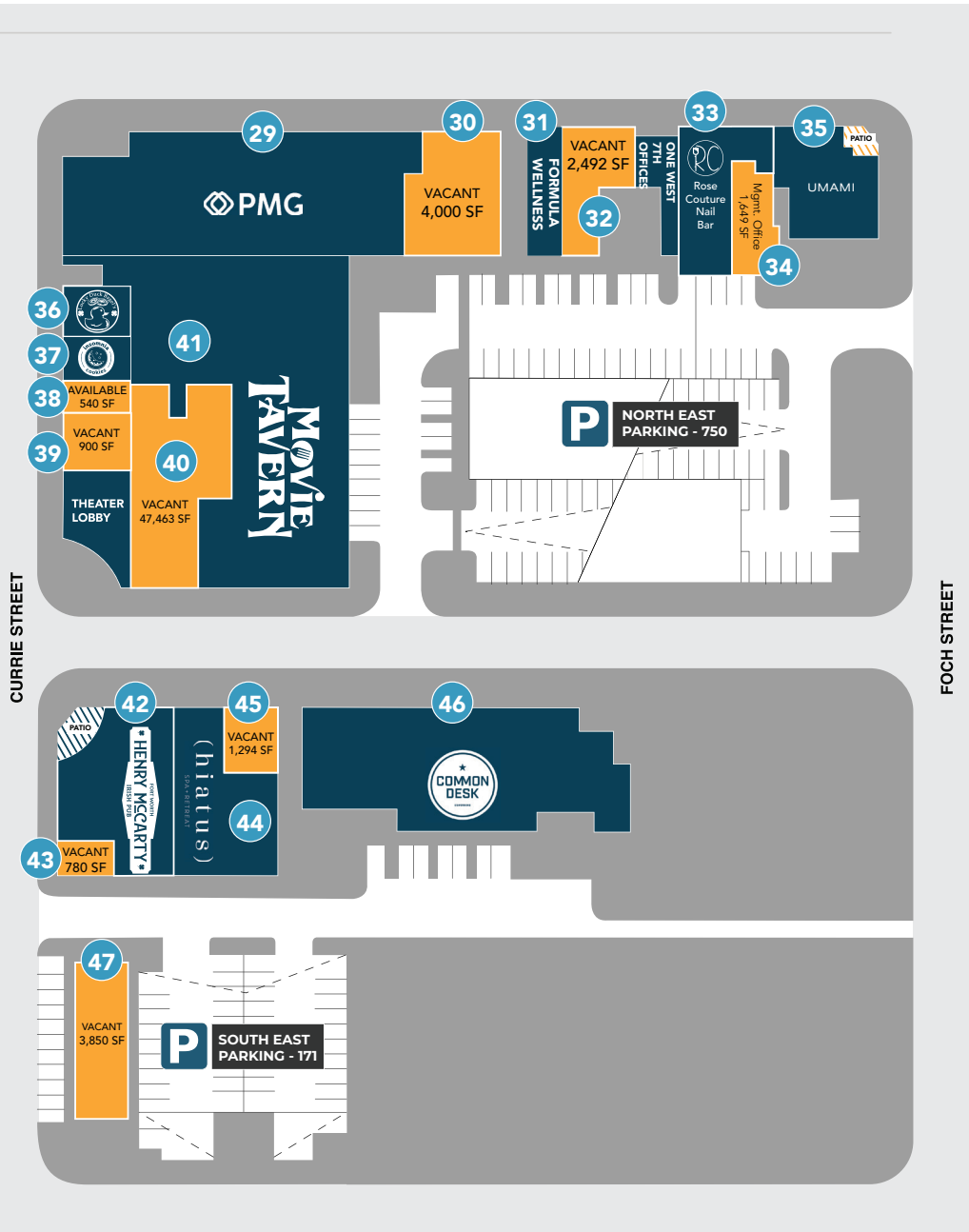


AND MORE...

ARTISAN CIRCLE



AVAILABLE RETAIL & DINING OPPORTUNITIES



| NO. | TENANT                             | ADDRESS          | SQ. FT.              |
|-----|------------------------------------|------------------|----------------------|
| 1   | VACANT                             | 3028 Crockett St | 9,854 SF             |
| 2   | True Auto (AVAILABLE 2026)         | 812 Norwood St   | 10,347 SF            |
| 2B  | VACANT                             | 812 Norwood St   | 1,269 SF             |
| 3   | Collectiv Academy                  | 3000 Crockett St | 12,398 SF            |
| 4   | One Medical                        | 2973 W 7th St    | 6,587 SF             |
| 5   | Amazing Lash                       | 2949 W 7th St    | 2,022 SF             |
| 6   | Removery                           | 2945 W 7th St    | 1,308 SF             |
| 7   | Snap Kitchen                       | 2941 W 7th St    | 1,224 SF             |
| 8   | Urban Waxx                         | 2937 W 7th St    | 1,438 SF             |
| 9   | Fidelity Investments               | 2933 W 7th St    | 7,147 SF             |
| 10  | VACANT                             | 2909 W 7th St    | 1,515 SF             |
| 11  | PNC Bank                           | 2901 W 7th St    | 3,622 SF             |
| 12  | VACANT                             | 2972 Crockett St | 3,500 SF             |
| 13  | Sandbox VR                         | 2960 Crockett St | 6,239 SF             |
| 14  | Top of the Morning                 | 2948 Crockett St | 3,852 SF             |
| 15  | Terra Mediterranean Grill          | 2932 Crockett St | 7,966 SF             |
| 17  | VACANT                             | 2916 Crockett St | 2,400 SF             |
| 18  | VACANT                             | 2908 Crockett St | 1,641 SF             |
| 19  | Social House                       | 840 Currie St    | 5,045 SF             |
| 20  | Boardroom Salon for Men            | 820 Currie St    | 2,265 SF             |
| 21  | Tandy Leather                      | 2973 Crockett St | 7,839 SF             |
| 23  | VACANT                             | 2955 Crockett St | 2,882 SF             |
| 24  | Partenope Italian                  | 2949 Crockett St | 4,438 SF             |
| 25  | La Cabrona                         | 2933 Crockett St | 5,648 SF             |
| 26  | It's A Secret Medspa               | 2917 Crockett St | 2,261 SF             |
| 27  | VACANT                             | 2913 Crockett St | 2,417 SF             |
| 28  | VACANT                             | 2901 Crockett St | 7,962 SF             |
| 29  | PMG                                | 2845 W 7th St    | 33,606 SF            |
| 30  | VACANT                             | 2837 W 7th St    | 4,000 SF             |
| 31  | Formula Wellness                   | 2831 W 7th St    | 1,569 SF             |
| 32  | VACANT                             | 2823 W 7th St    | 2,492 SF             |
| 33  | Rose Couture Nail Bar              | 2809 W 7th St    | 3,466 SF             |
| 34  | Younger Partners Mgmt. (Available) | 816 Foch St      | 1,649 SF             |
| 35  | Umami                              | 2801 W 7th St    | 3,557 SF             |
| 36  | Lucky Duck Bagels                  | 817 Currie St    | 1,189 SF             |
| 37  | Insomnia Cookies                   | 825 Currie St    | 1,101 SF             |
| 38  | Occupied                           | 827 Currie St    | 540 SF               |
| 39  | VACANT                             | 829 Currie St    | 900 SF               |
| 40  | VACANT                             | 2860 Crockett St | 47,463 SF            |
| 41  | Movie Tavern                       | 2872 Crockett St | 34,260 SF            |
| 42  | Henry McCarty Irish Pub            | 2869 Crockett St | 5,501 SF             |
| 43  | VACANT                             | 909 Currie St    | 780 SF               |
| 44  | Hiatus Spa & Retreat               | 2859 Crockett St | 5,000 SF             |
| 45  | VACANT                             | 2855 Crockett St | 1,294 SF             |
| 46  | Common Desk                        | 2833 Crockett St | 13,063 SF            |
| 47  | VACANT                             | 915 Currie St    | 3,850 SF             |
| 48  | VACANT BLDG. PATIO                 | 908 Currie St    | 1,922 SF<br>2,367 SF |



## WHERE CULTURE, CUISINE, AND COMMUNITY CONVERGE

Situated in Fort Worth's Cultural District, a dynamic destination known for its restaurants, galleries, theaters, and year-round visitation exceeding two million.

# TRADE AREA INSIGHTS

5-Mile Radius

## COMMUNITY PROFILE:



**284,726**

Population

**104,482**

Households

**35**

Median Age

## CONSUMER STATISTICS :



**\$166 million**

Apparel & Services

Fort Worth's engaged population continues to drive steady retail momentum



**\$167M**

Healthcare & Wellness

**\$426M**

Entertainment & Pets

**\$829M**

Food & Alcohol



**22.5K**

Total Businesses

**408k**

Total Employees

## DRIVE TIMES:



**7 min**

Downtown Fort Worth

**7 min**

Texas Christian University

**10 min**

Bass Performance Hall

**\$3B**  
Consumer Spending

### Spending Power

Strong consumer spending signals sustained demand across the local market

**3.9K**  
Multifamily Units

### Multifamily Presence

Multifamily units in the area support daytime and evening activity

**8.3K**  
Hotel Keys

### Hospitality Market

A strong hospitality presence attracts new visitors to the area



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