

# MAGNOLIA MEDICAL TOWER

1307 8th Ave  
Fort Worth, TX 76104

Medical For Lease

771 SF



Leasing Information:  
214.461.2388

**Banks Newton**  
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**Peter Shaw**  
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# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

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## Property Overview

Medical office building located on Magnolia Avenue in the Fort Worth Medical District within close proximity to five major hospitals.

## Property Highlights

- Updated common areas
- Vending room
- On-site management
- Controlled access after-hours
- Easy visitor drop-off access to building
- Parking is free for patients and staff, with doctors getting designated spots in covered garage

## Availabilities

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Suite 310

771 SF

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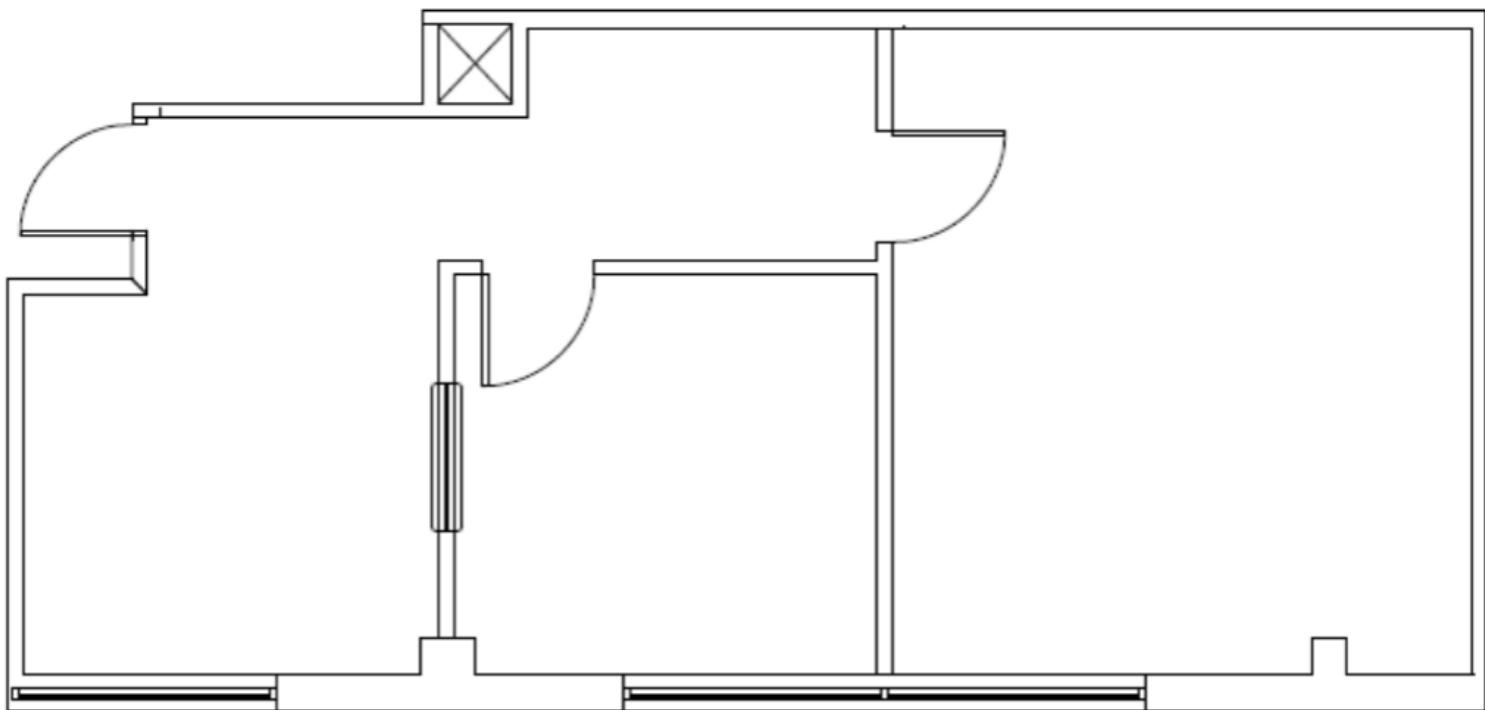
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**Suite**

Suite 310

**Size**

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## Nearby Amenities



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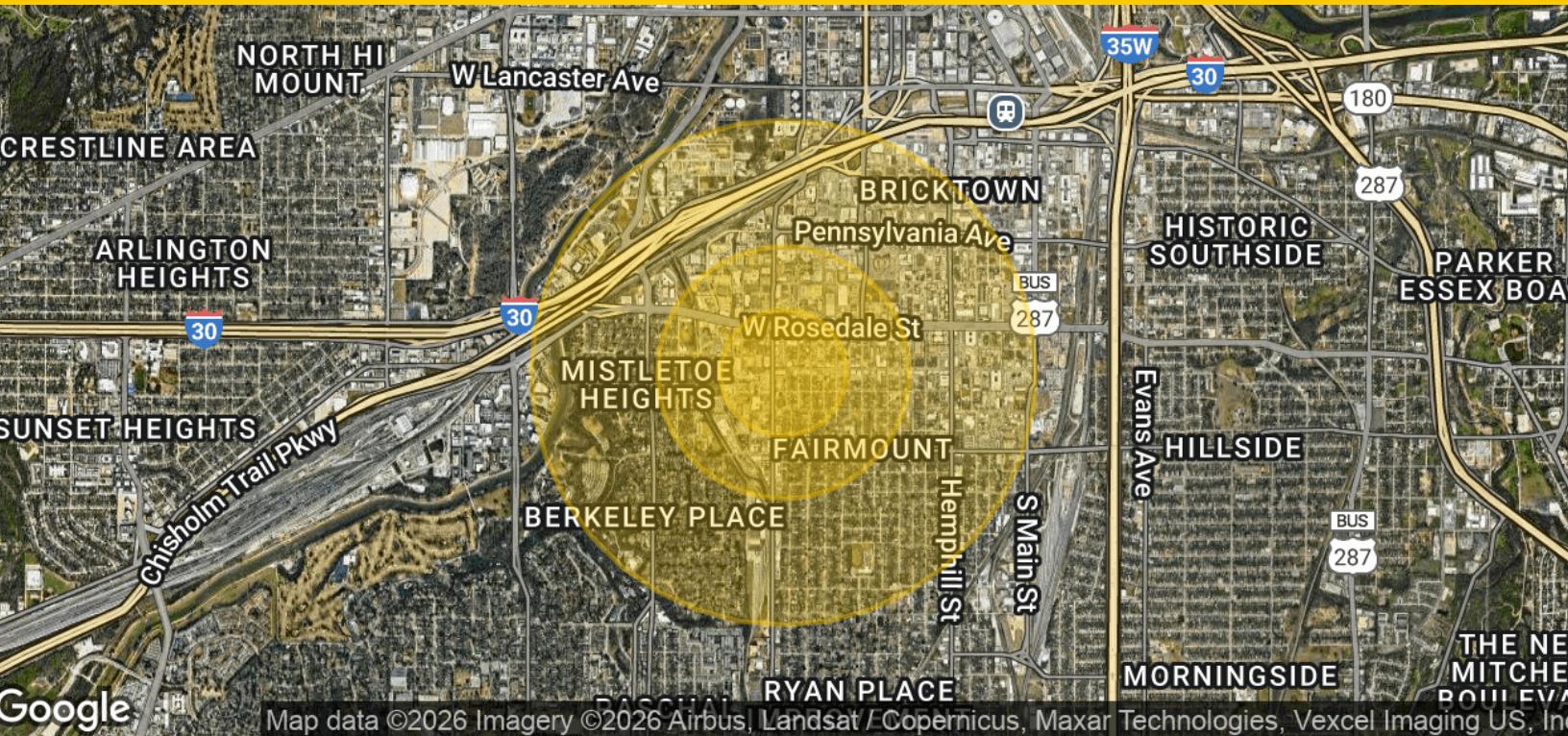
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## Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	611	2,477	10,735
Average Age	36.9	39.2	38.5
Average Age (Male)	40.0	41.3	40.5
Average Age (Female)	34.5	37.3	36.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	393	1,360	5,448
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$91,137	\$97,073	\$92,975
Average House Value	\$337,536	\$328,008	\$308,483

2020 American Community Survey (ACS)

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