

Restaurant Space ★ LEASE

LanCarteCRE.com

2737 TILLAR ST FORT WORTH, TX 76107



LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- +/- 9,352 SF Available (Indoor)
 - Outdoor 6,636 SF
- 1,484 SF Kitchen
- Built in 2021
- 39 parking spaces in addition to street parking
- Grease trap
- Retractable roof over patio
- Performance stage
- Drive thru order board and pick-up window

LEASE STRUCTURE

\$26.00 /SF NNN

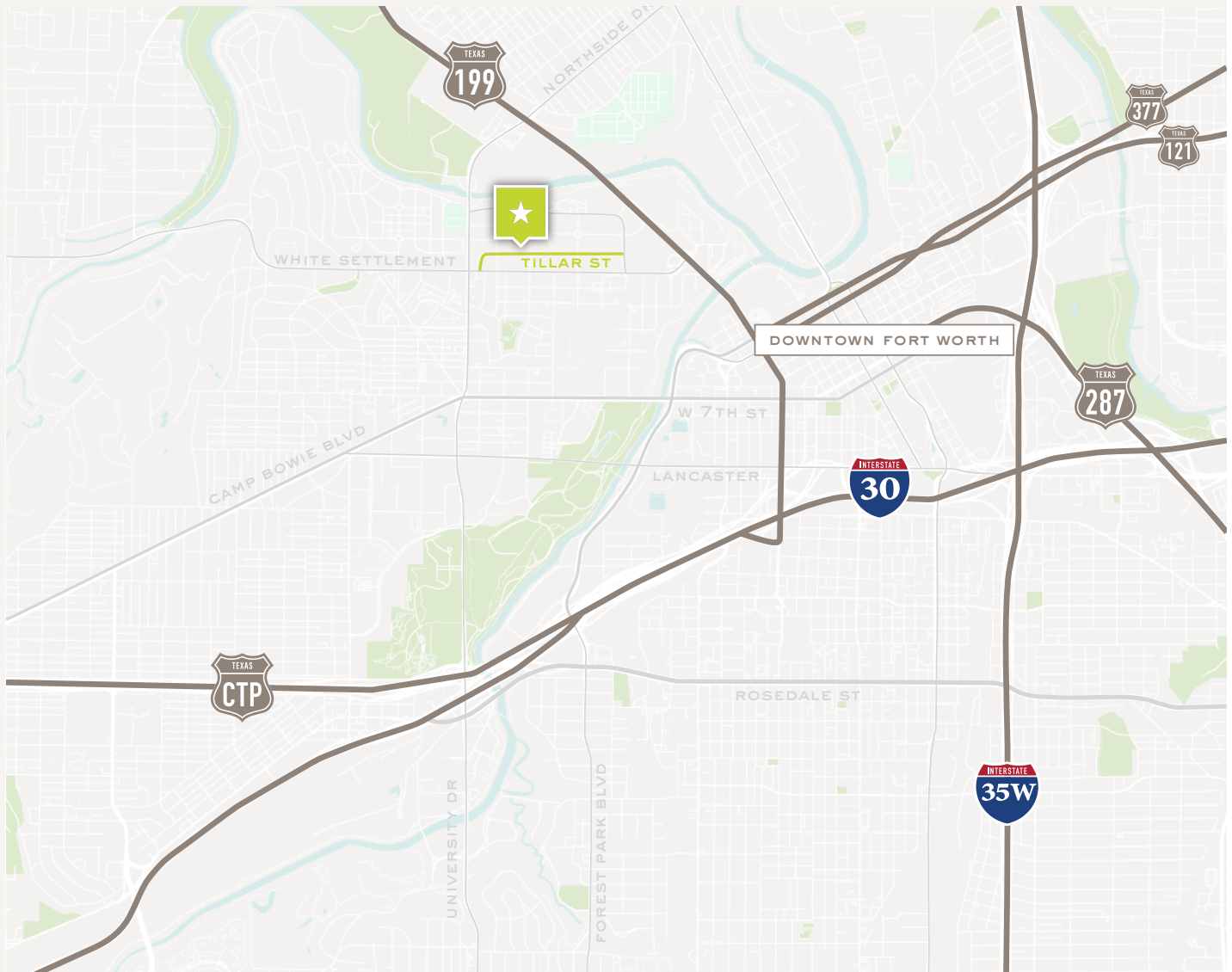
LOCATION OVERVIEW

This second-generation restaurant space is situated in one of Fort Worth's most sought-after locations, offering proximity to downtown, the Cultural District, and the vibrant 7th Street corridor. The surrounding urban environment fosters a thriving mixed-use ecosystem, with multifamily, residential, office, and retail developments.

Notably, an \$850 million mixed-use development has been announced just across the street at 2737 Tillar Street. This project, spanning 11.45 acres, is planned to include approximately 2 million square feet of residential, retail, office, and hospitality spaces. Additionally, the property benefits from its close connection to the Trinity Trail system and its location just one mile from the transformative Panther Island development.

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LOCAL BUSINESSES



1 **DOC'S RECORDS**
AND VINTAGE



3

4 **MAPLE BRANCH**
CRAFT BREWERY

5 *Tulane's*



9

10 **CLAY PIGEON**
FOOD & DRINK
FORT WORTH

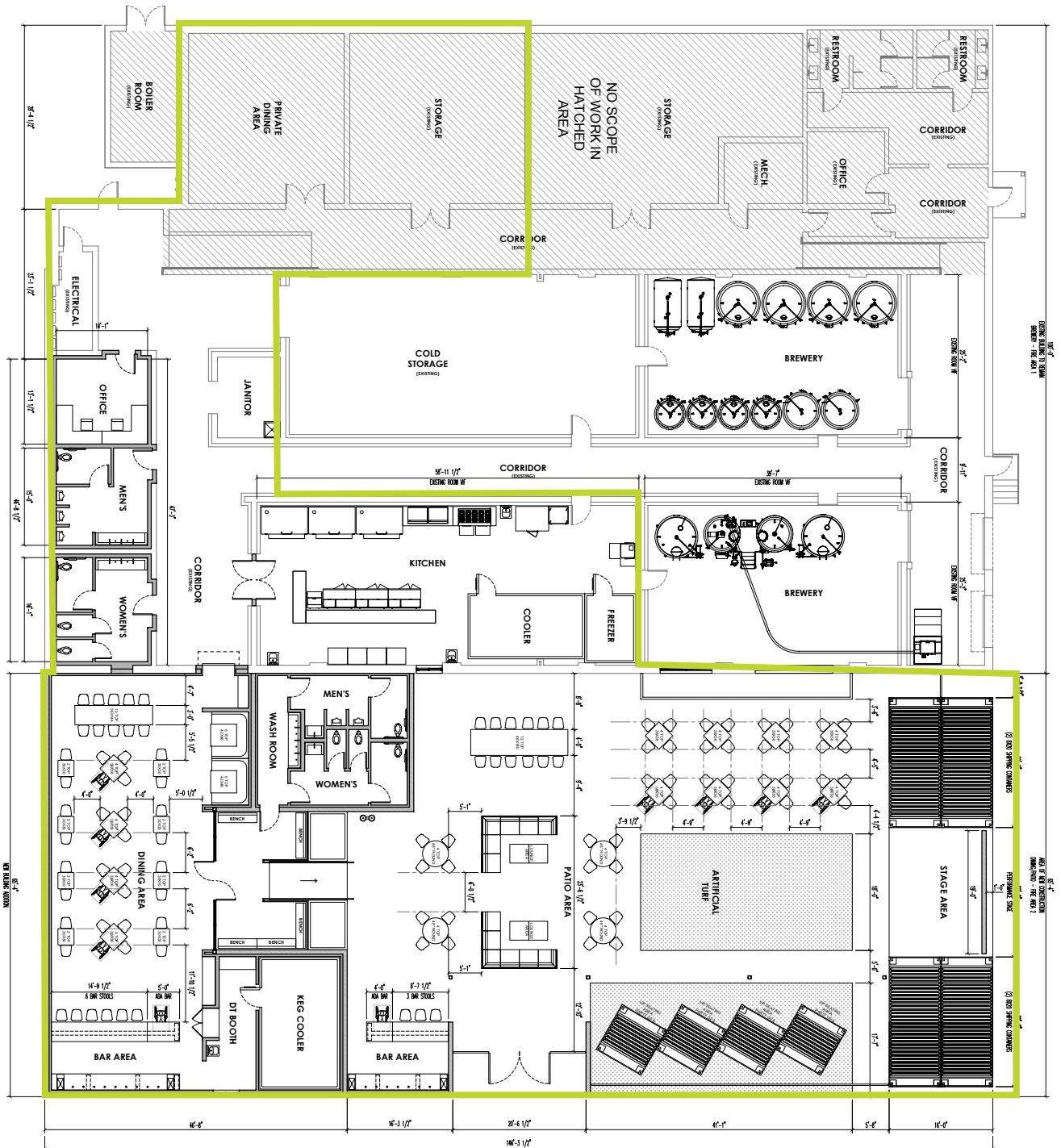
11
habitat

12 **ENDURALAB**
STRENGTH • ENDURANCE
- FWTX -

13
DEFENDER OUTDOORS
Clay Sports Facility

14
INURSHA
FITNESS & PERSONAL TRAINING

① SEATING PLAN
Scale: 1/8" = 1'-0"



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DEMOGRAPHICS





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Relentlessly Pursuing What Matters

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