

Retail/Office ★ LEASE

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JIMMY JOHNS MODERN RETAIL STRIP
1000 8TH AVE FORT WORTH, TX 76104

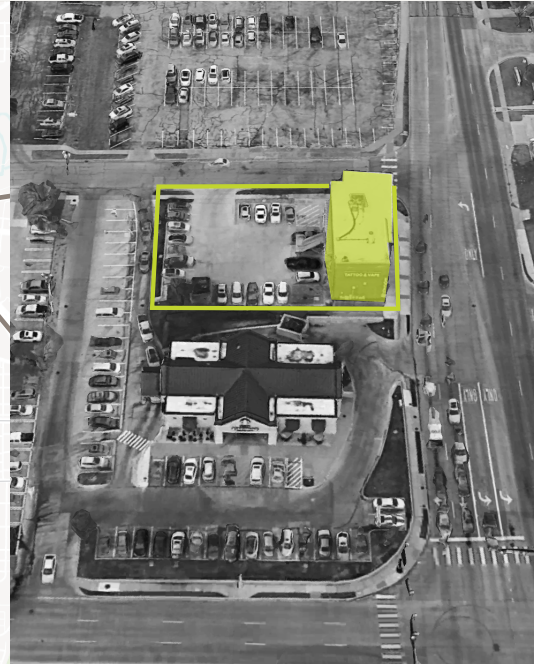
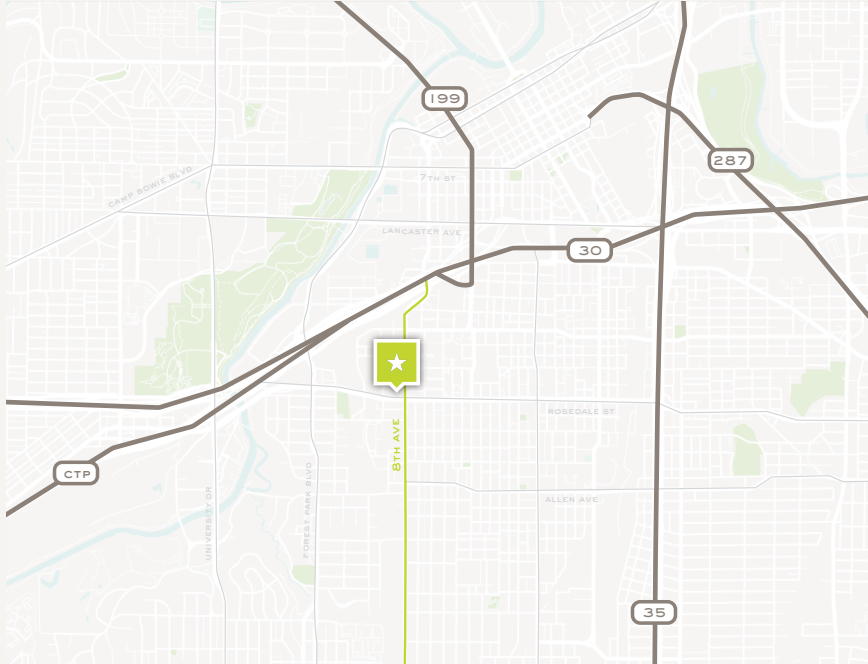


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PROPERTY FEATURES

- 4,420 SF Building on 0.30 AC built in 2015
- Two Story Multi-Tenant Building; Co-Tenants:
 - Jimmy Johns
 - Frezko Taco Spot
- 19 Surface Parking Spaces
- 8th Ave & Rosedale: 40,000+ VPD
- Secure Access with Security Cameras
- Zoning: NS-T4

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Located on the northwest quadrant (NWQ) of Rosedale and 8th Ave. The property offers excellent visibility on 8th Avenue, which is a significant advantage given its position in the heart of the Near Southside/Medical District. This prime location combines high visibility with neighboring tenants such as, Starbucks, CVS Pharmacy, Chipotle, Subway, Firehouse Subs, Hurtado Barbecue, Hotel Revel, Cheba Hut Toasted Subs, and more.

AVAILABLE SPACES

2ND FLOOR **2,320 SF**
Office, Medical, Retail

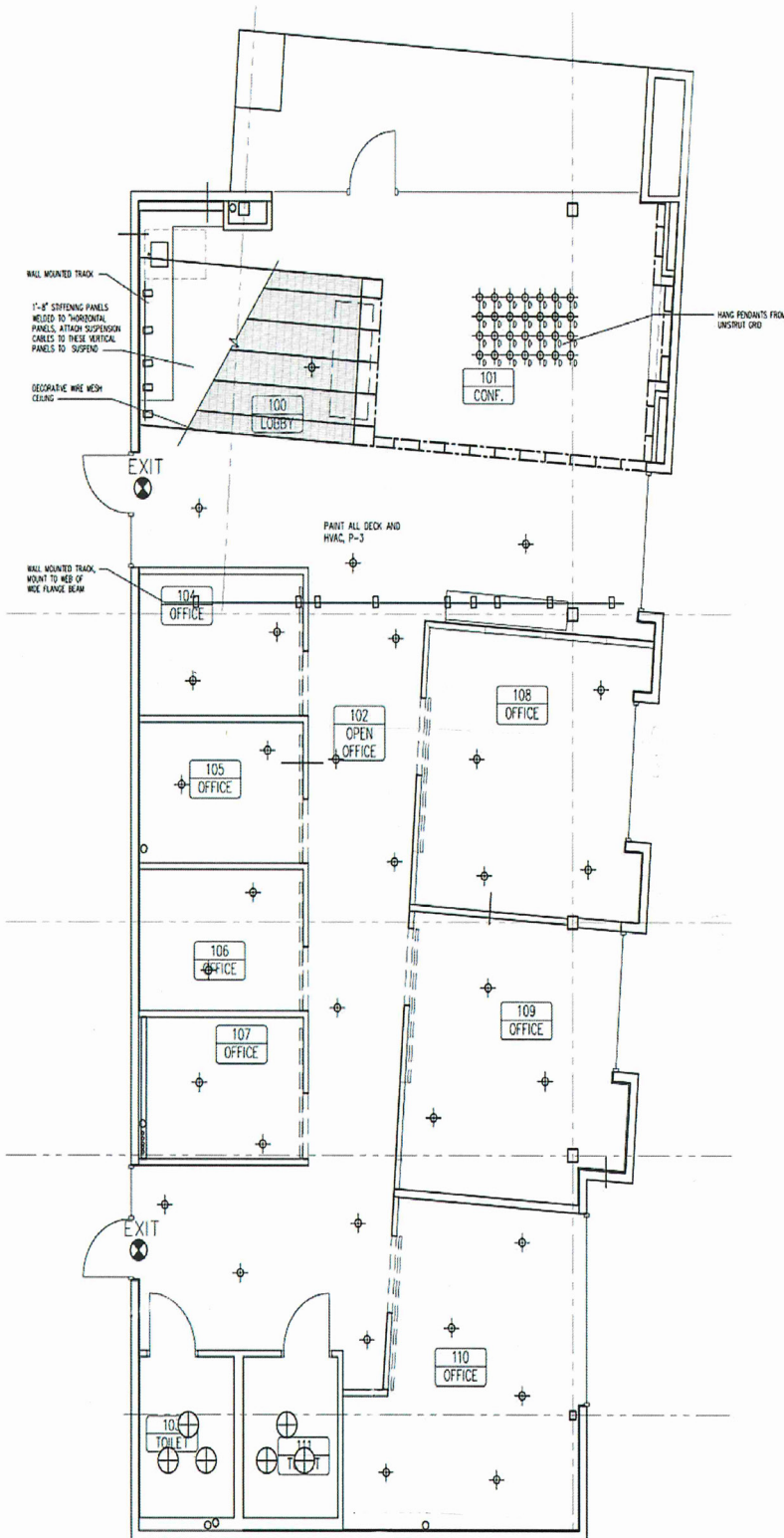
- 7 Offices
- Large conference room
- 2 Restrooms
- Private balcony

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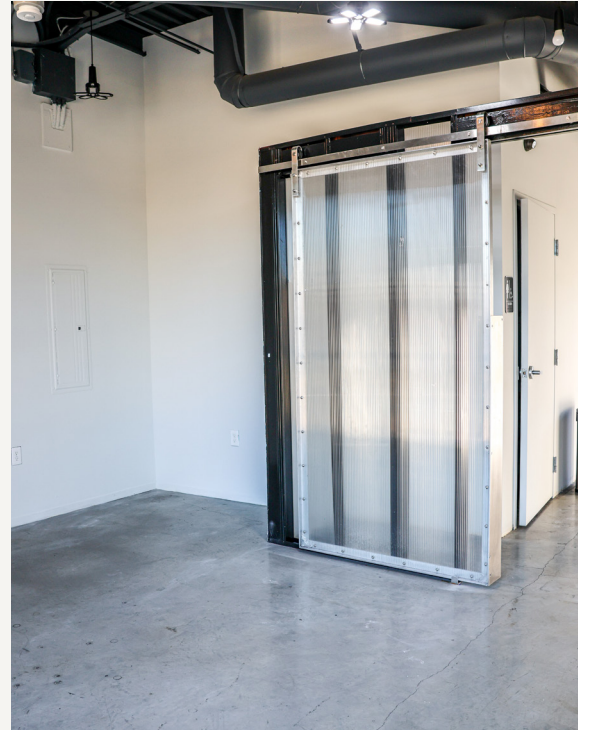
FLOOR PLAN - 2ND FLOOR 2,320 SF



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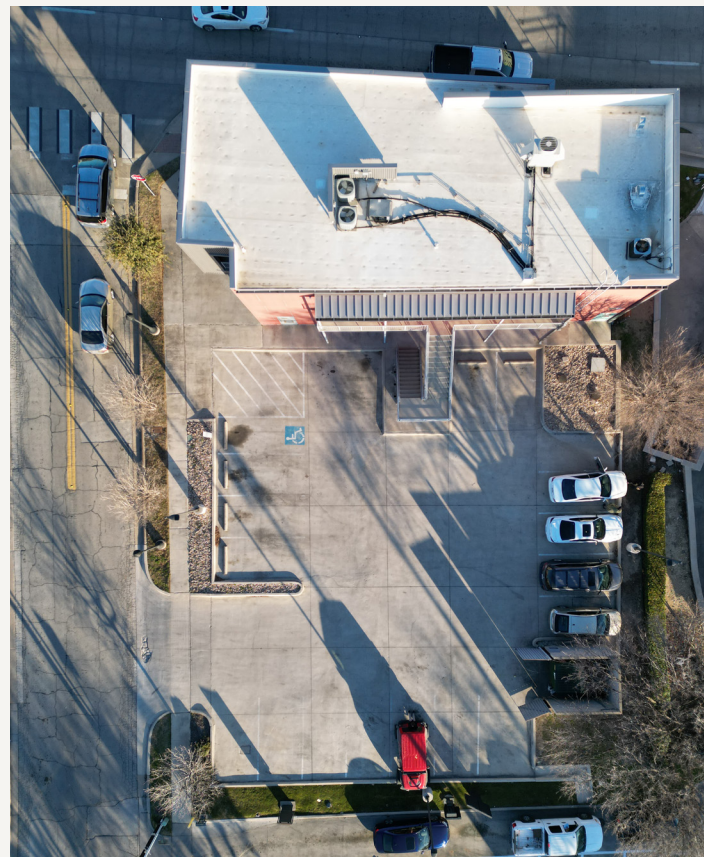
INTERIOR PHOTOS - 2ND FLOOR 2,320 SF



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EXTERIOR



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AERIAL RETAIL MAP





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