

# Retail ★ 2ND GENERATION RESTAURANT FOR LEASE

1109 W MAGNOLIA, FORT WORTH, TX 76104



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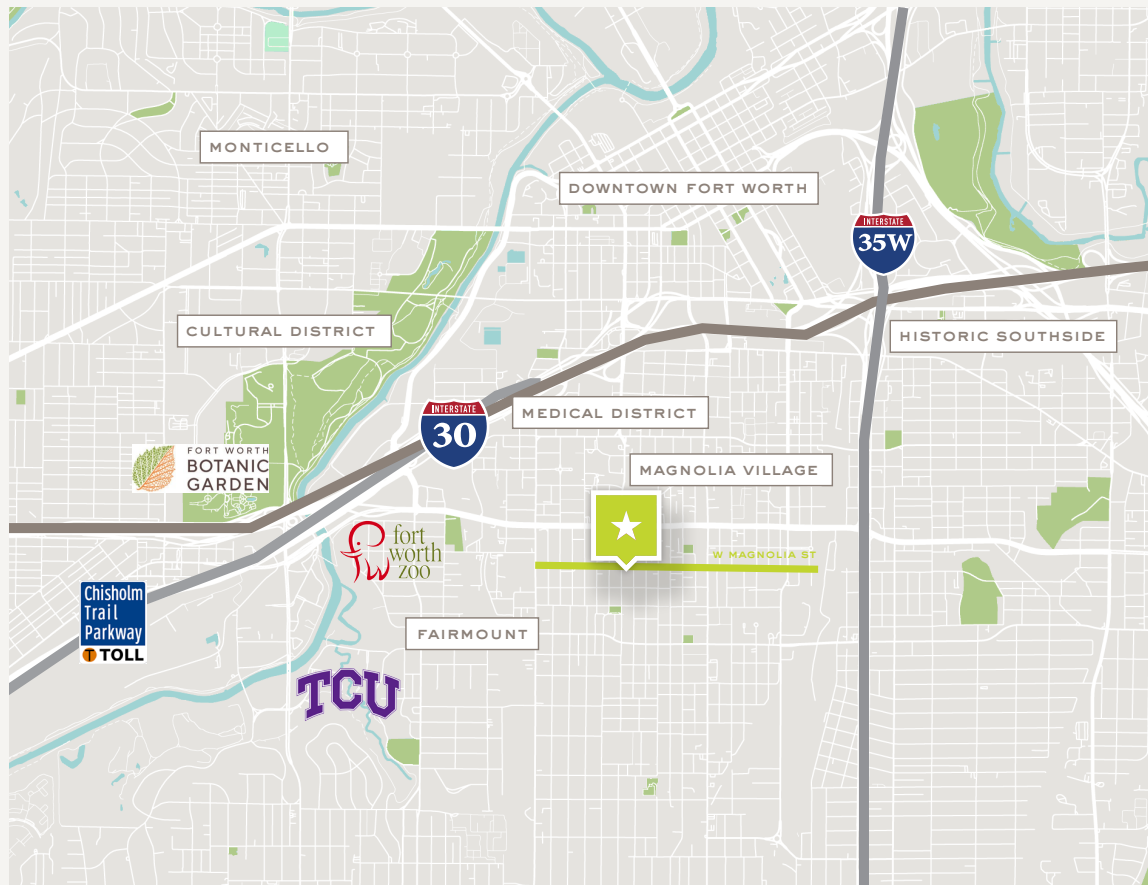
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LanCarte.com



### PROPERTY FEATURES

- +/- 3,751 SF second-generation restaurant
- Former Heim BBQ space
- Existing commercial kitchen buildout
- Hood ventilation system in place
- Grease trap installed
- Existing bar and beverage infrastructure
- Open dining room with high ceilings
- Built-in walk-in cooler/freezer
- Restaurant-ready utilities (gas, power, water)

### LOCATION OVERVIEW

Prime second-generation restaurant space located along Magnolia Avenue- one of Fort Worth's most established dining and entertainment corridors. Strong visibility, walkability, and proximity to major medical campuses generate consistent daytime and evening traffic.

### LOCAL RETAILERS



### LEASE STRUCTURE

**\$45/SF + NNN**

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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
14k	109k	290k

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$111k	\$104k	\$96k

AVERAGE HOUSING UNITS

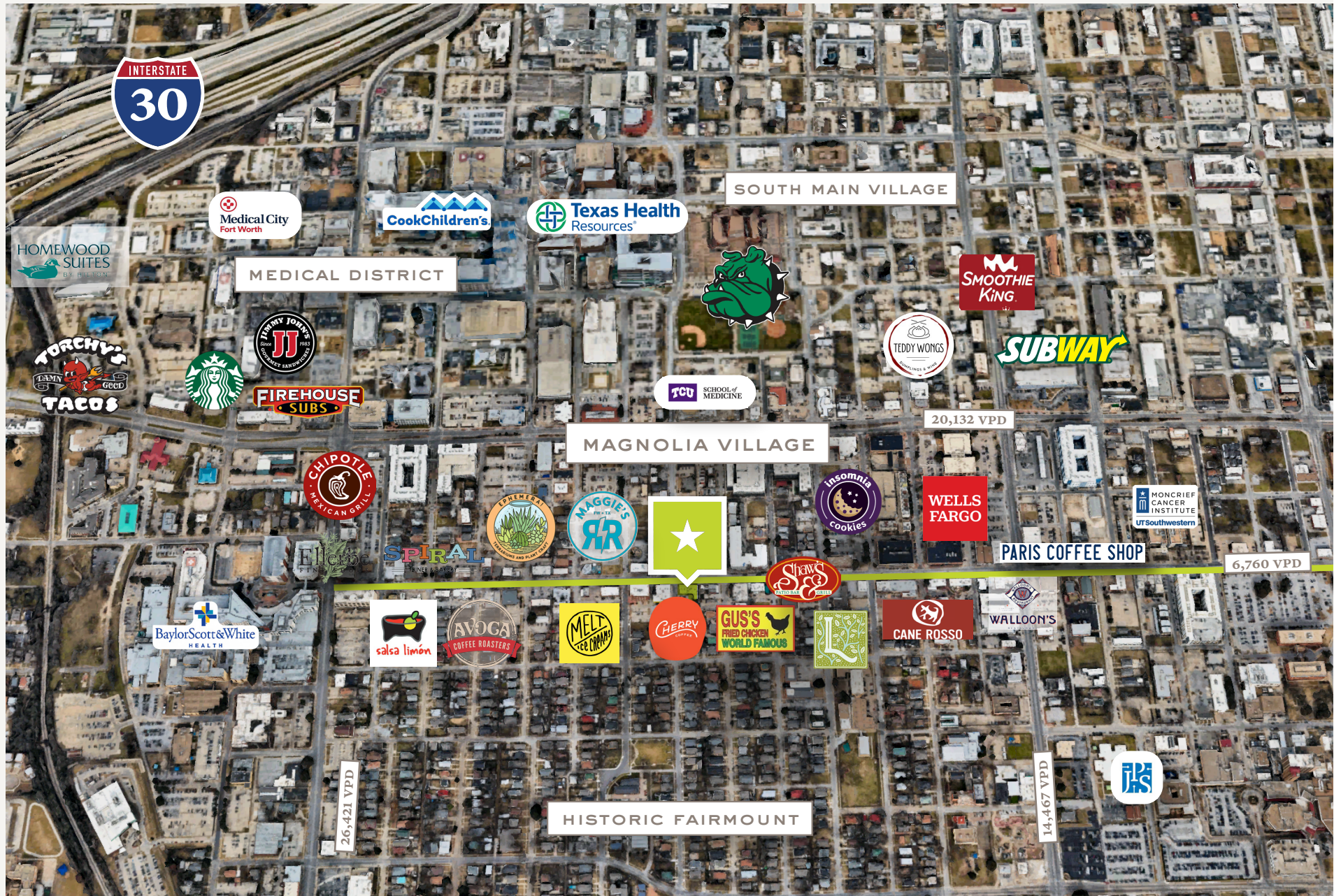
1 MILE	3 MILES	5 MILES
6k	42k	103k



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# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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