

Retail ★ 2ND GENERATION RESTAURANT FOR LEASE

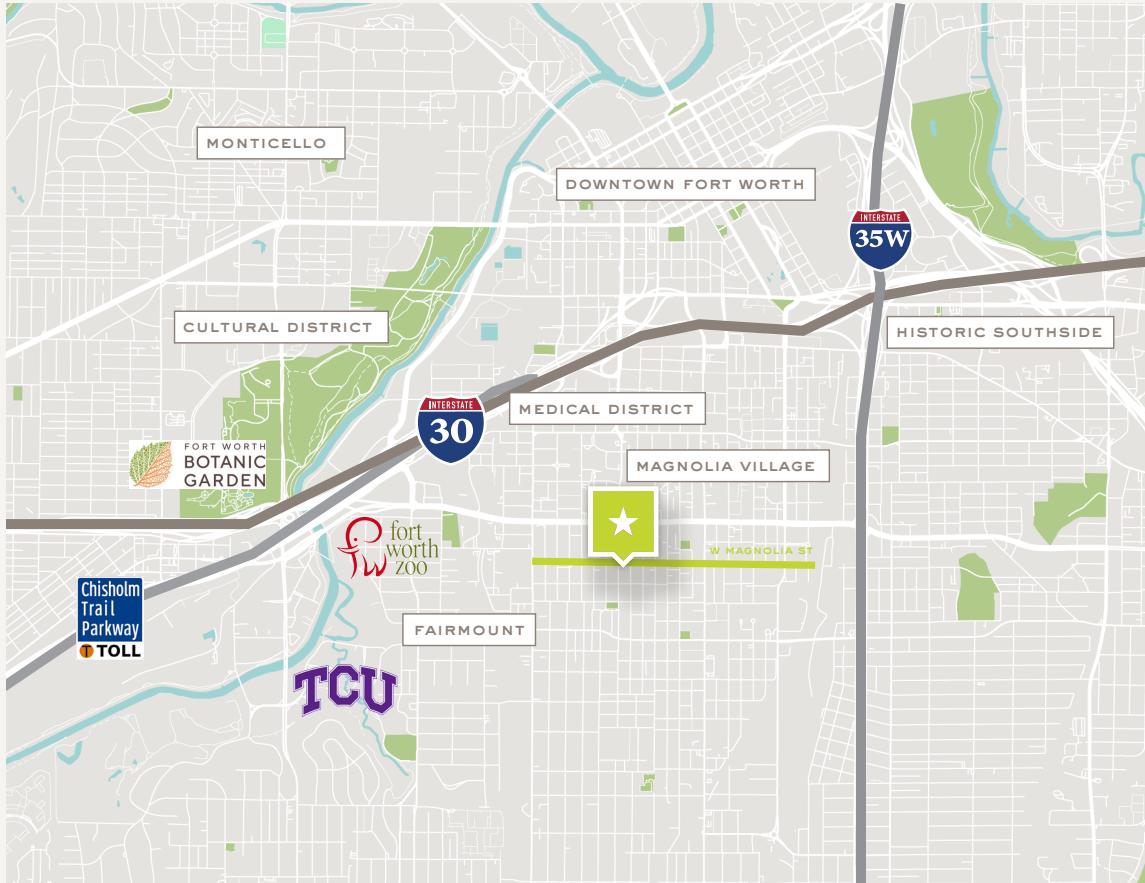
1109 W MAGNOLIA, FORT WORTH, TX 76104



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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



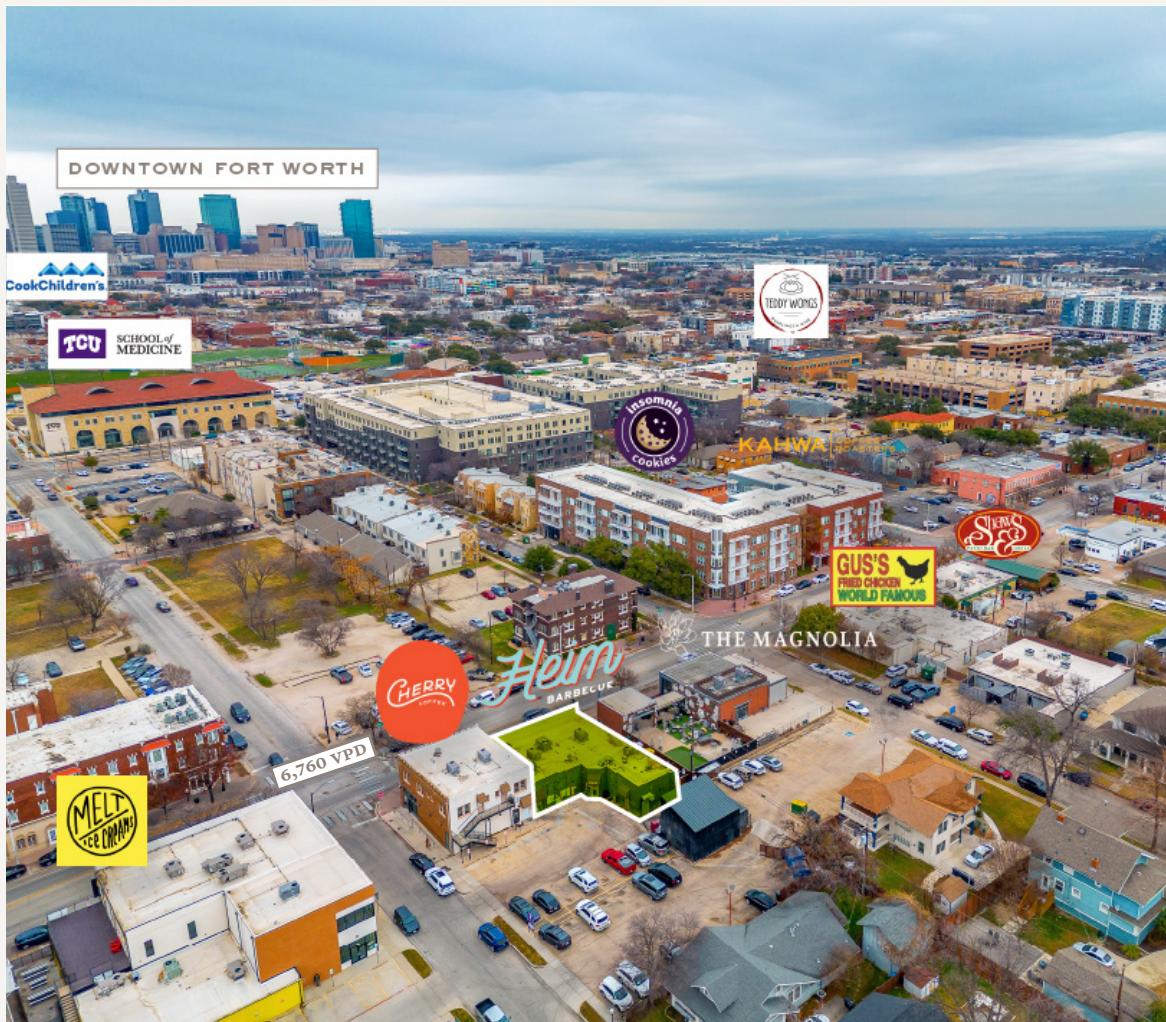
LEASE STRUCTURE

\$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

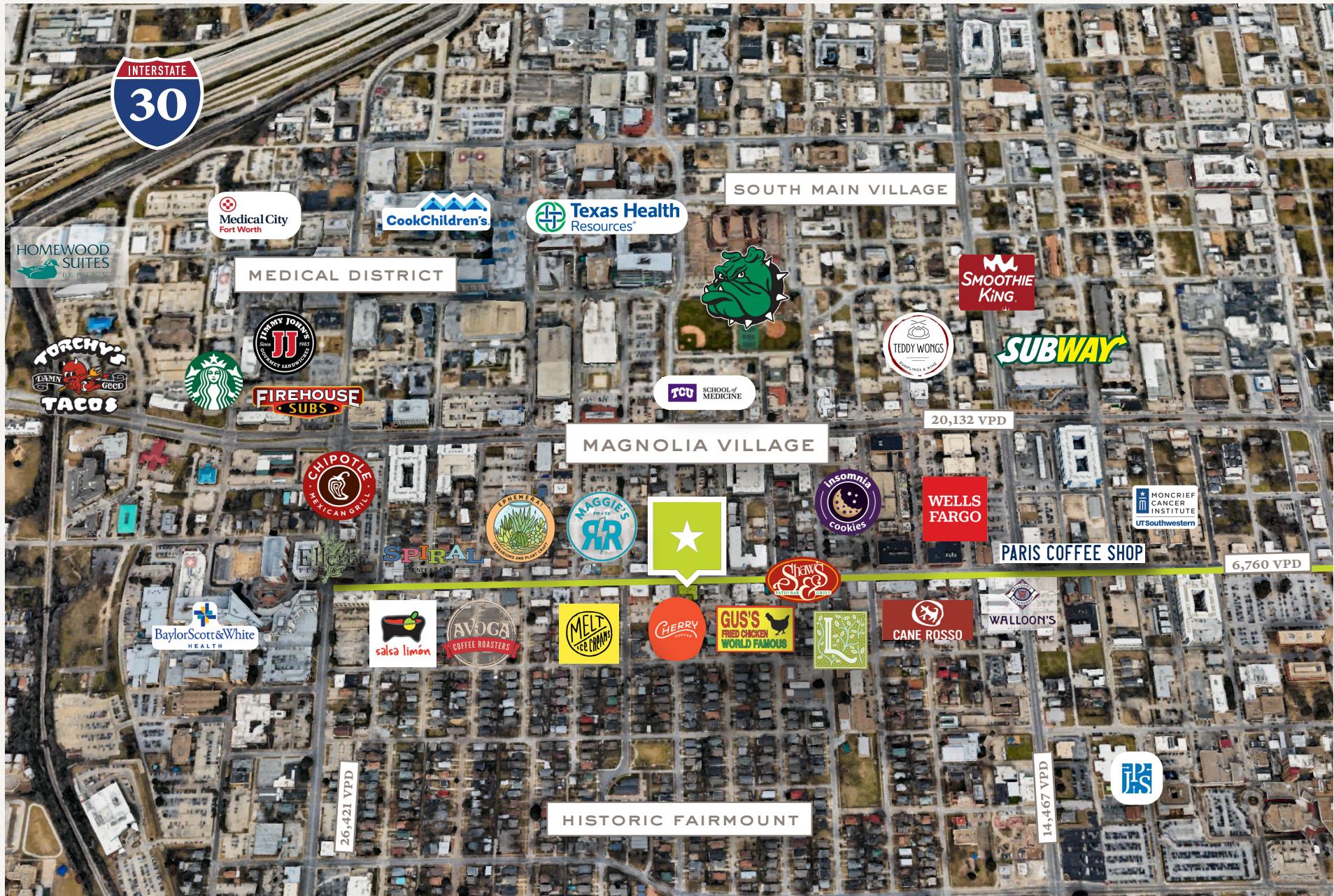
AVERAGE HOUSING UNITS

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

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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