

# ROSEDALE MEDICAL

1650 W Rosedale St | Fort Worth, TX 76104

Healthpeak® | DOC  
LISTED  
NYSE



Leasing Information:  
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**Lincoln**

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

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## Outpatient Medical For Lease

2,095 - 2,568 SF



### Property Overview

Rosedale Medical is a Class B, outpatient medical building with institutional ownership located on the campus of Medical City Fort Worth. The building is conveniently located on the NEC of Rosedale Street and 9th Avenue. The building has move in ready spec suites, and recently completed a full building renovation, upgrading mechanical systems, exterior updates, and updated common areas.

### Property Highlights

- Move-in ready spec suites
- Recently completed a full building renovation
- Upgraded mechanical systems
- Exterior updates, and updated common areas.

### Availabilities

Suite 210	2,568 SF
Suite 306	2,095 SF

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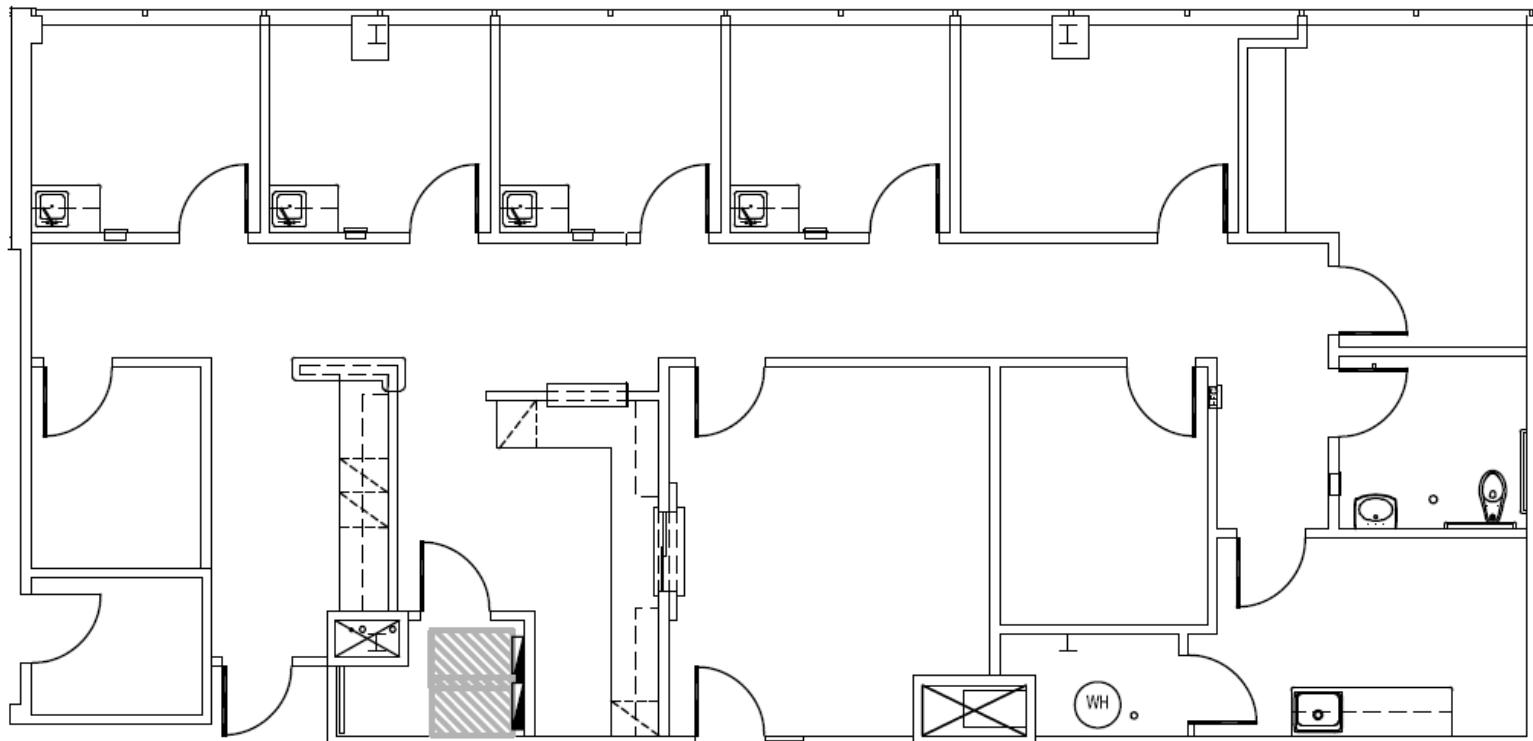
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# ROSEDALE MEDICAL

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Suite 210

2,568 SF



**Suite**

Suite 210

**Size**

2,568 SF

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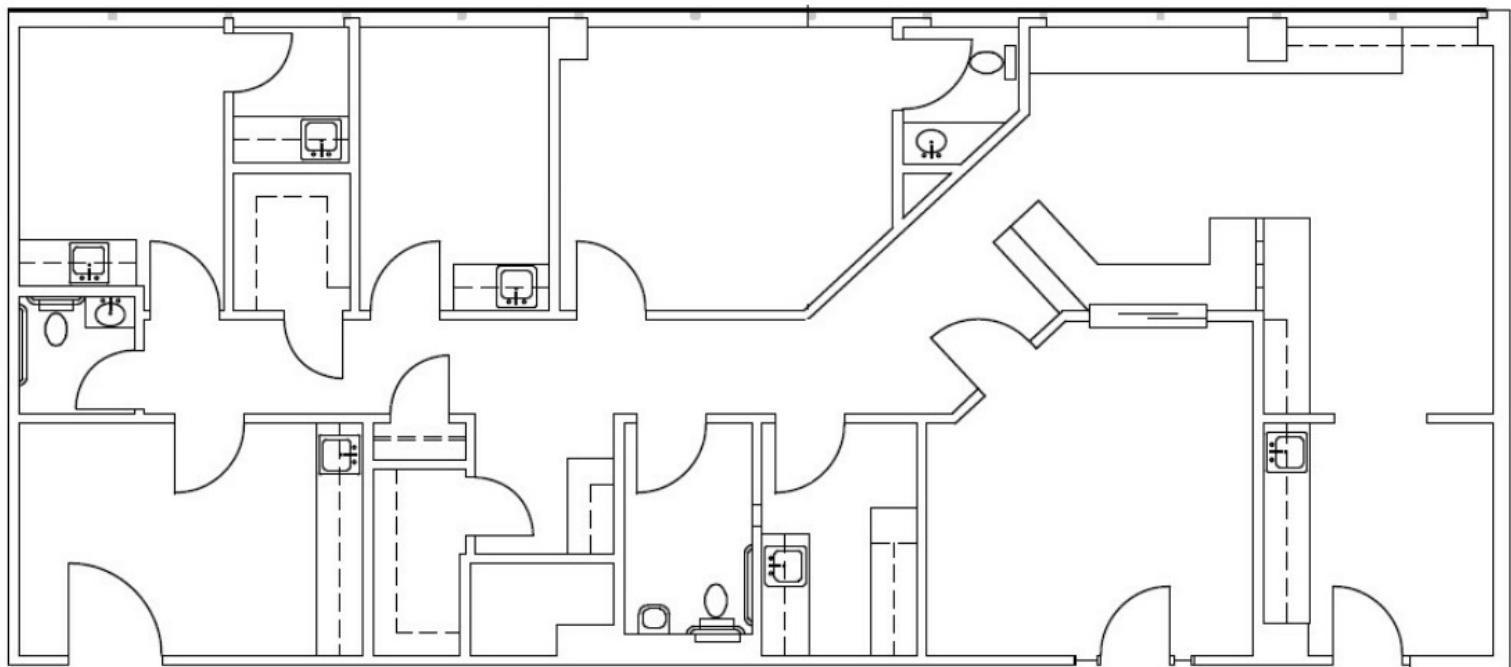
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Suite 306

2,095 SF



## Suite

Suite 306

## Size

2,095 SF

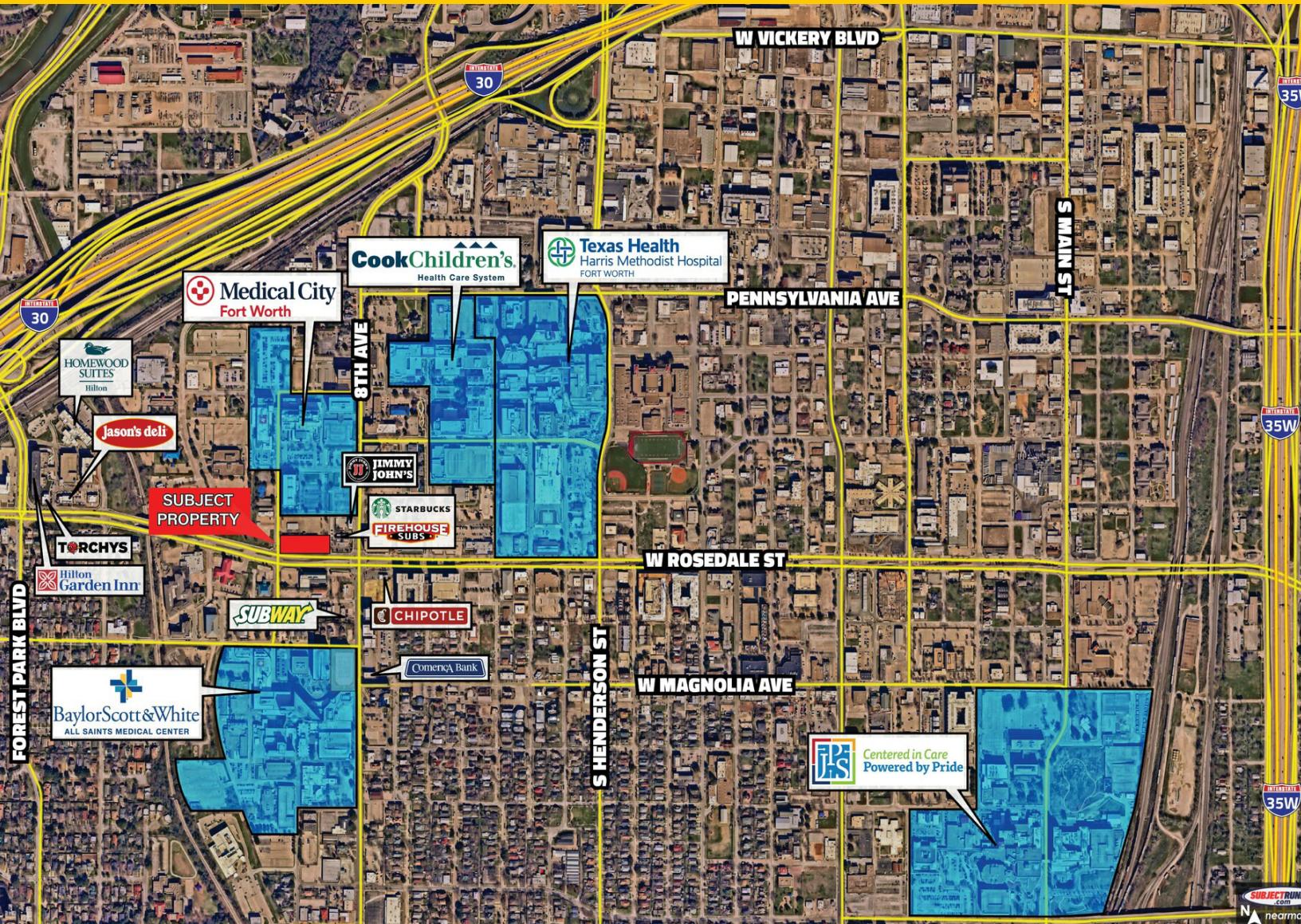
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## Nearby Amenities



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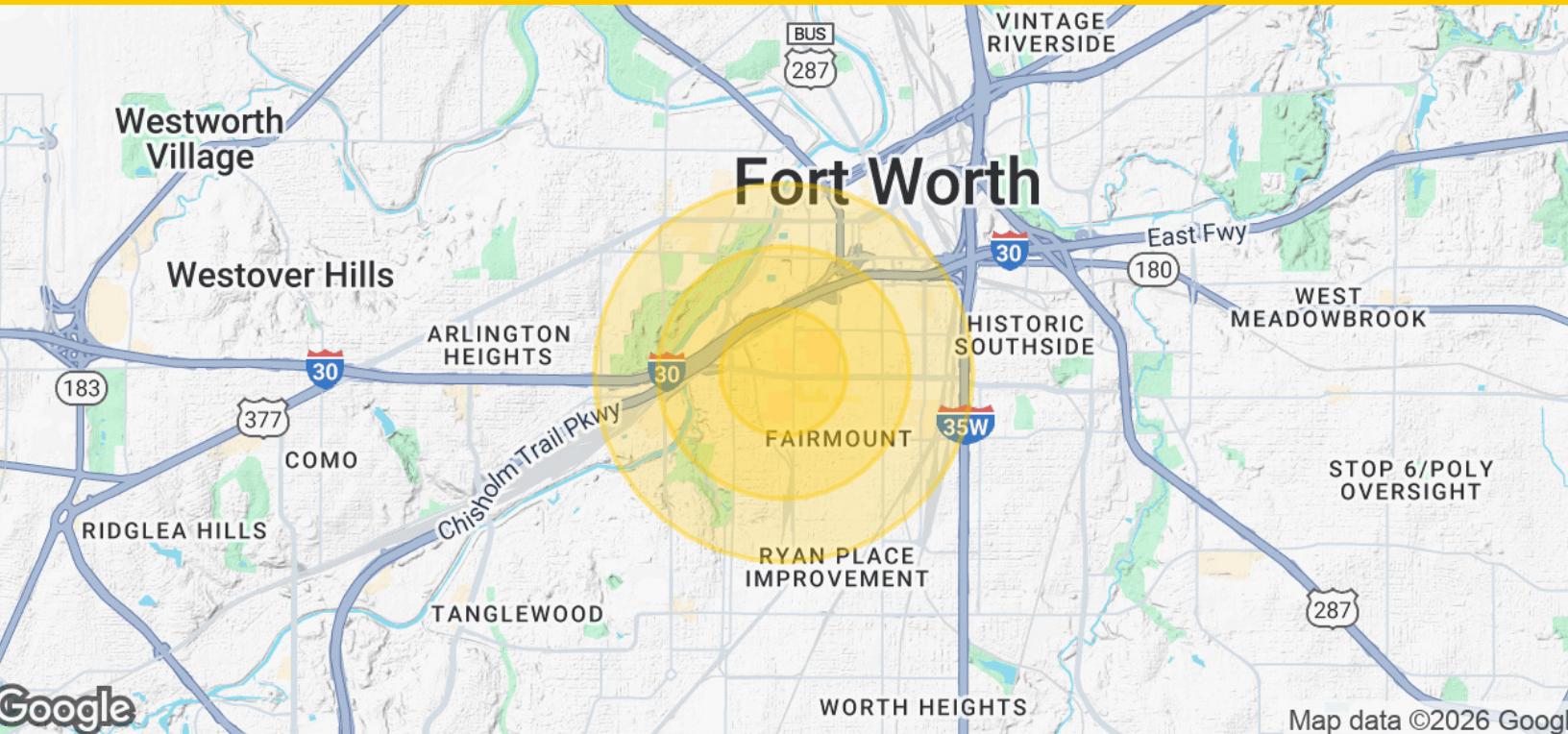
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## Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,754	9,109	23,521
Average Age	44.0	39.5	36.1
Average Age (Male)	46.4	41.1	37.6
Average Age (Female)	41.6	37.7	34.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	938	5,004	11,599
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$102,608	\$93,817	\$96,398
Average House Value	\$305,863	\$318,680	\$333,222

2020 American Community Survey (ACS)

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