

MAGNOLIA MEDICAL TOWER

1307 8th Ave
Fort Worth, TX 76104

Medical For Lease

771 - 2,484 SF



Leasing Information:
214.461.2388

Banks Newton
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Peter Shaw
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Elizabeth Madden
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

Medical office building located on Magnolia Avenue in the Fort Worth Medical District within close proximity to five major hospitals.

Property Highlights

- Updated common areas
- Vending room
- On-site management
- Controlled access after-hours
- Easy visitor drop-off access to building
- Parking is free for patients and staff, with doctors getting designated spots in covered garage

Availabilities

Suite 310	771 SF
Suite 406	2,484 SF

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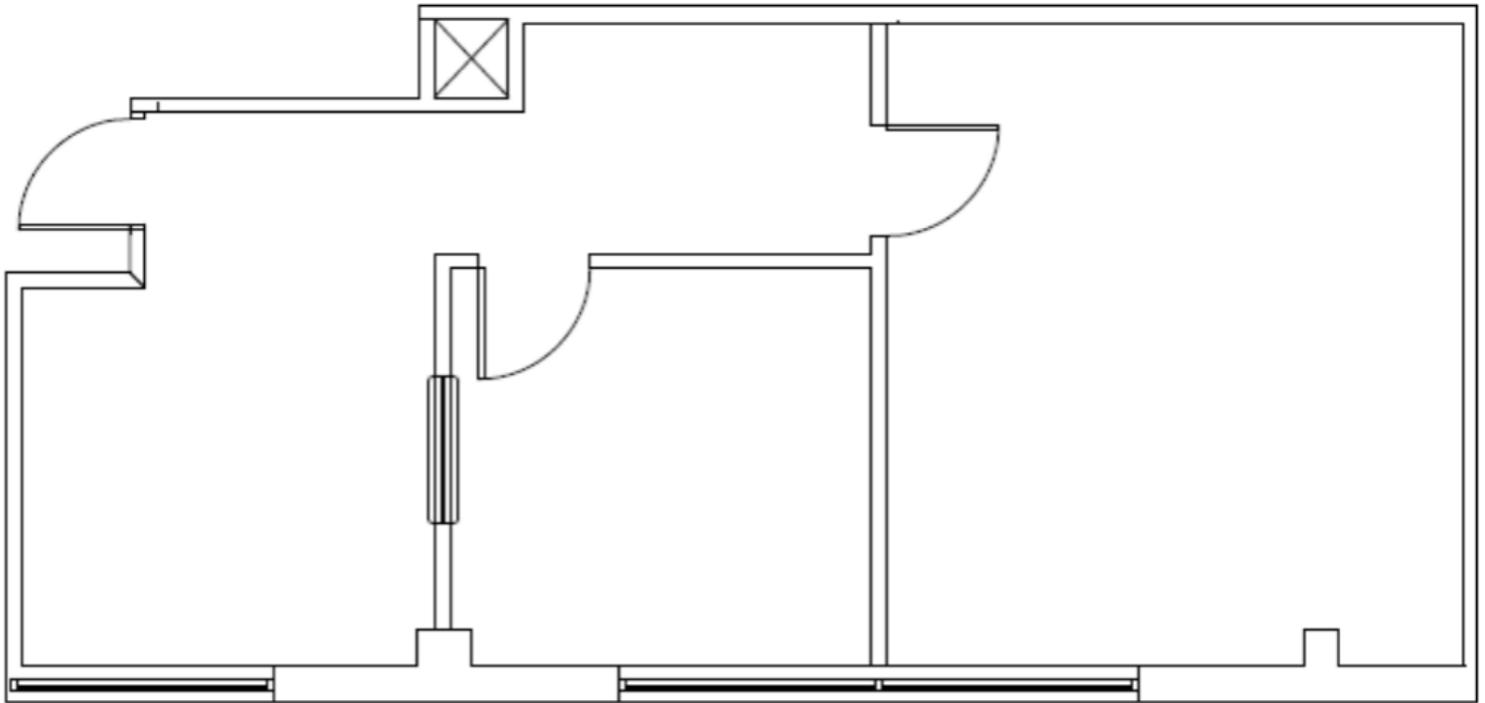
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Suite 310

771 SF



Suite

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Size

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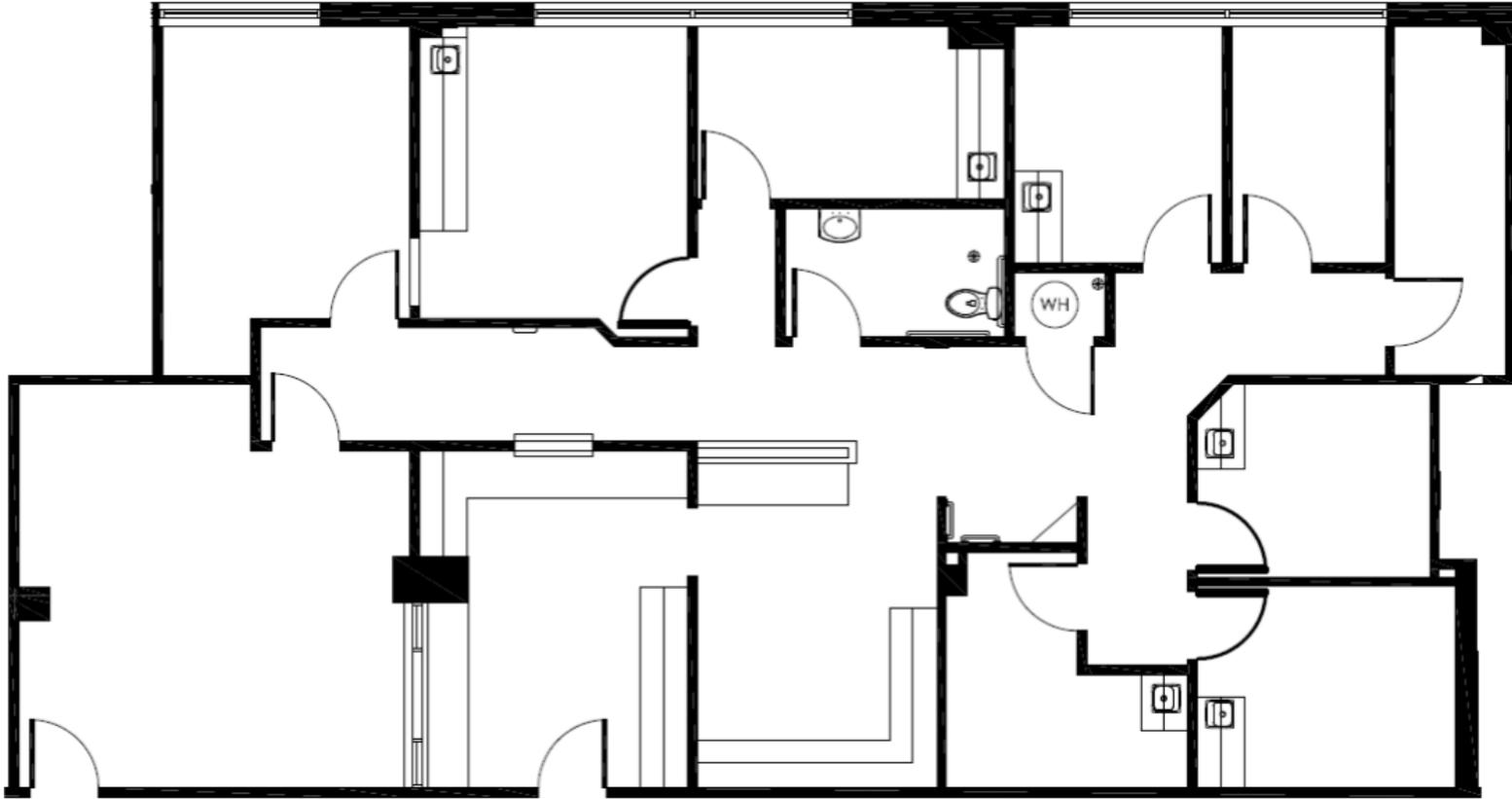
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Suite 406

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Nearby Amenities

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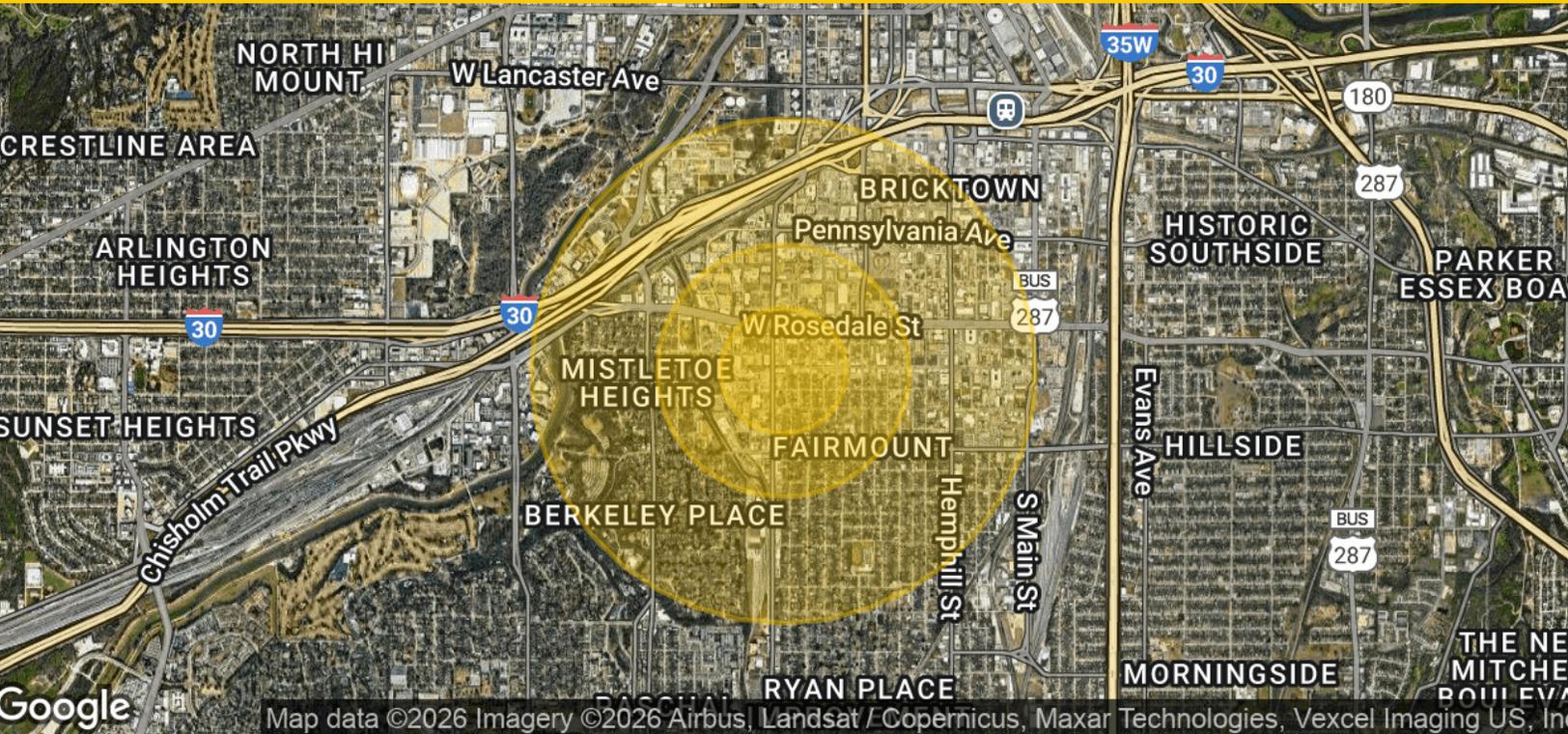
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	611	2,477	10,735
Average Age	36.9	39.2	38.5
Average Age (Male)	40.0	41.3	40.5
Average Age (Female)	34.5	37.3	36.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	393	1,360	5,448
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$91,137	\$97,073	\$92,975
Average House Value	\$337,536	\$328,008	\$308,483

2020 American Community Survey (ACS)

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