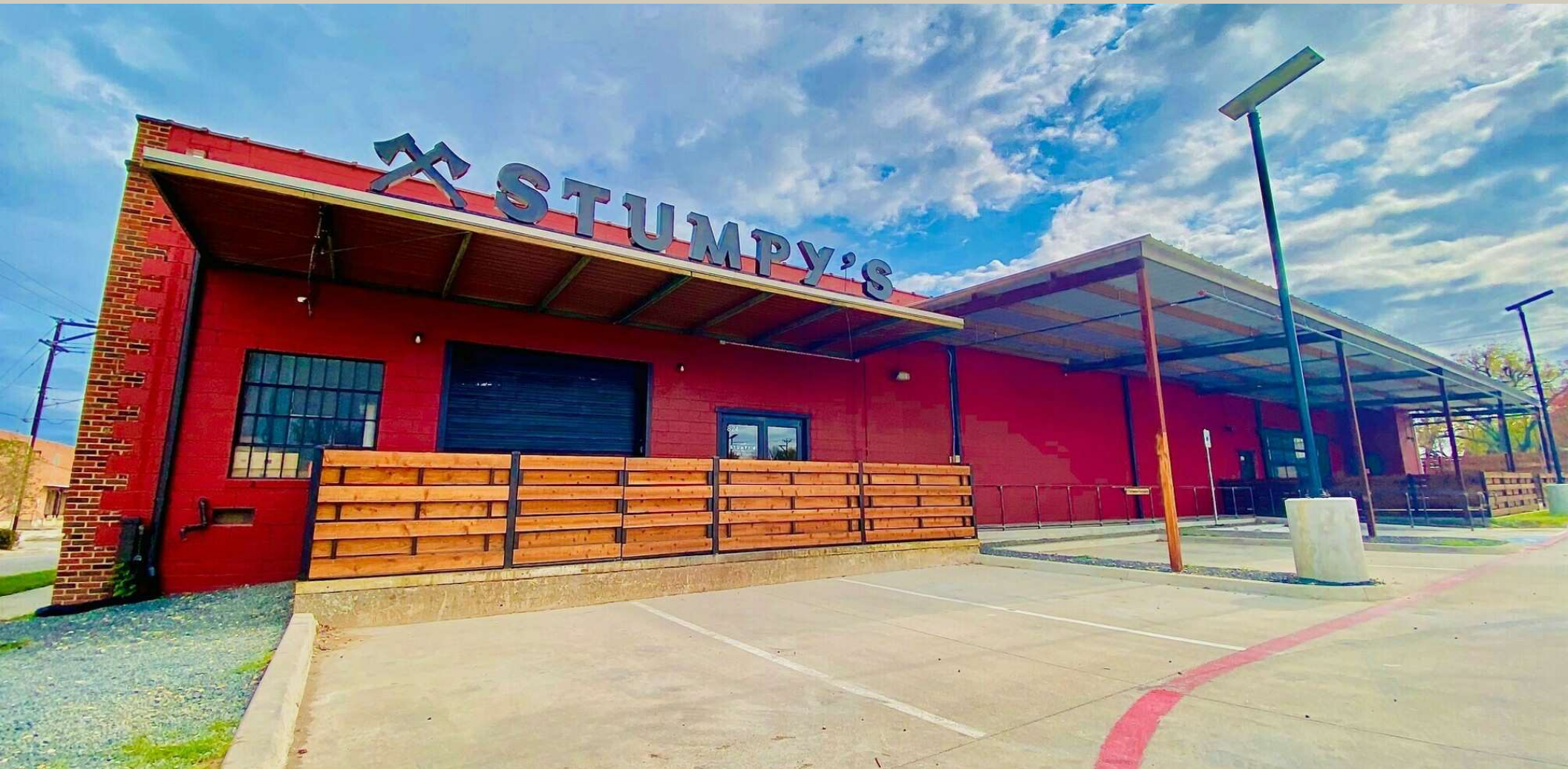


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200 Lipscomb Street



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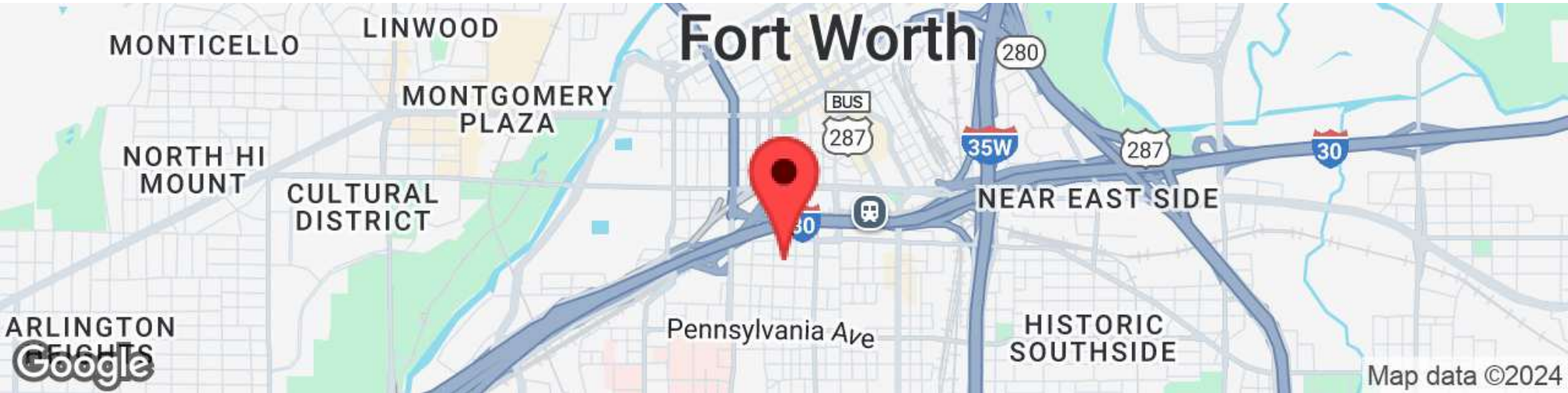
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Cameron Conaway
cameron.conaway@streetrealty.com
817.928.5228

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Fort Worth, TX 76107





PROPERTY HIGHLIGHTS

- 6,500 SF 2nd Generation Entertainment Space
- 5,875 SF 2nd Generation Restaurant Space
- 3,775 SF Shell Space Available
- Ample Parking
- Within walking distance to Downtown and T&P Station
- Surrounded by existing and proposed multi-family developments
- Join Morton's Tavern, a new concept from the Twilite Lounge Operator

LOCATION DESCRIPTION

Strategically located south of Downtown Fort Worth between the city's five major hospitals, with 40,000 employees working in Near Southside. South Main Village is the centerpiece revitalization project of the Near Southside. Today, the district optimizes work-live viability and main street appeal while benefiting from close proximity to historic neighborhoods and the medical district.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,077	102,964	354,556
Total Population	11,154	274,185	927,058
Average HH Income	\$81,794	\$68,523	\$71,807

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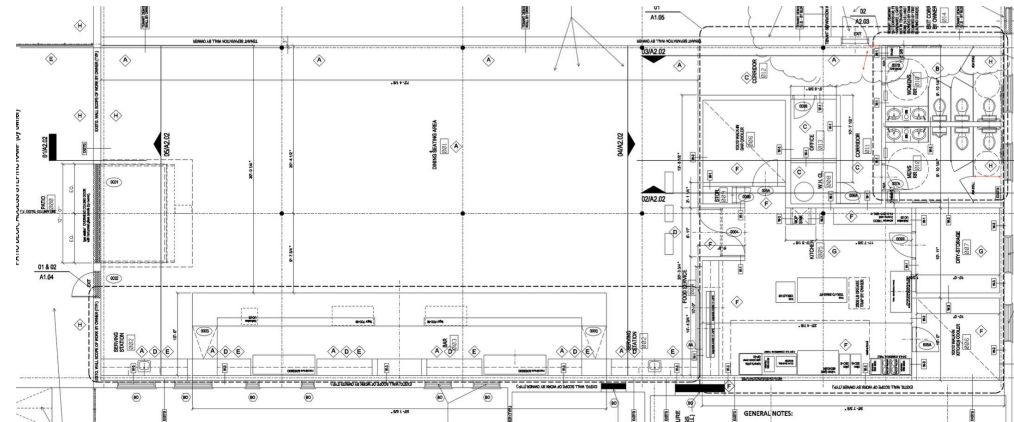
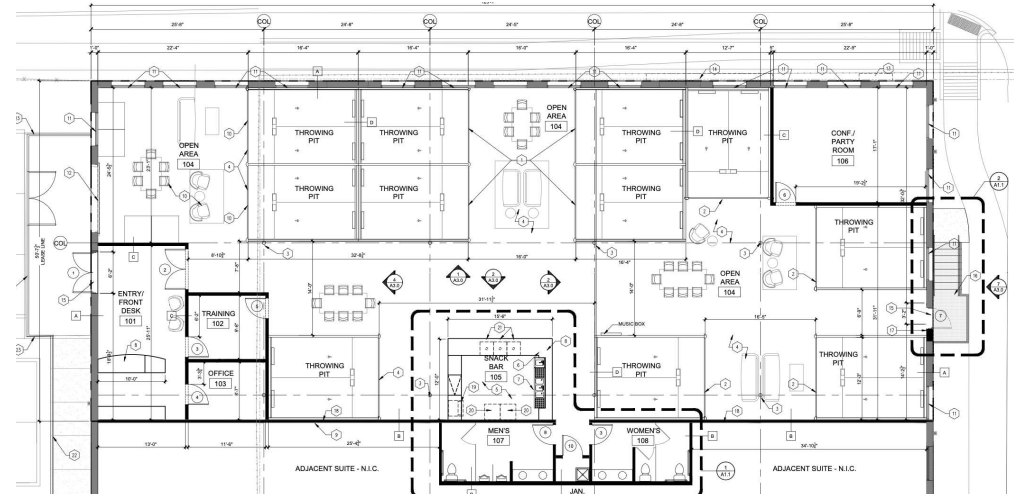
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824 W. Daggett - 6,500 SF
(formerly Stumpy's Hatchet House)

3,775 SF Available

816 W. Daggett - 5,875 SF
Turn-Key Restaurant Space



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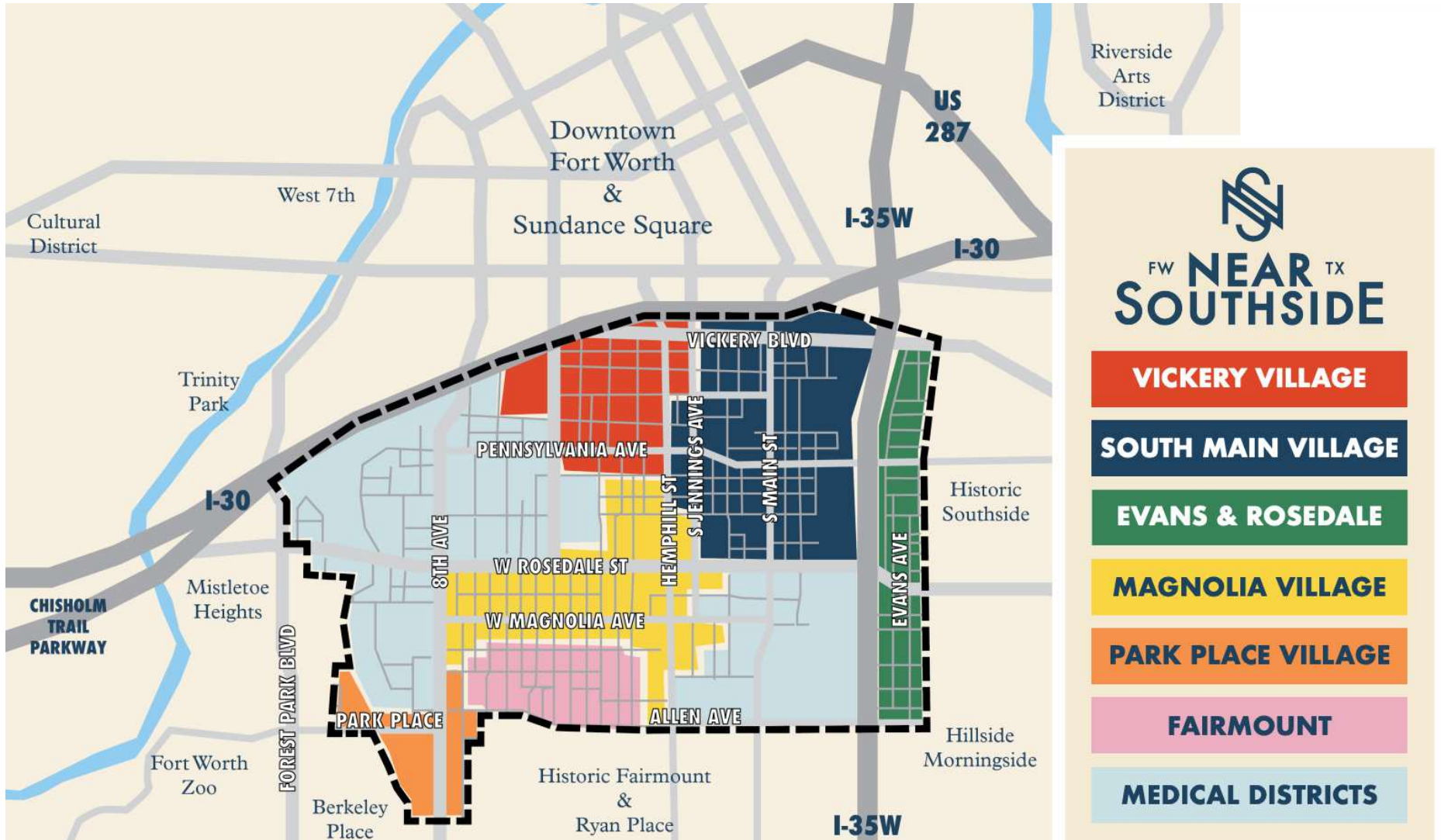
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