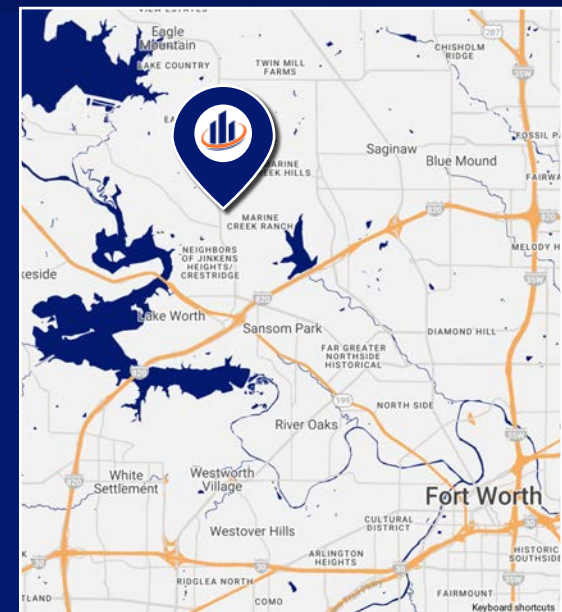


OFFICE SPACE FOR LEASE

5848 Boat Club Rd. | Ste 456
Fort Worth, TX, 76179

AVAILABLE:

3,101 SQ. FT



ASKING
\$19 + NNN

5848 Boat Club Road is located on a major thoroughfare that runs along the western shore of Eagle Mountain Lake. It's close proximity to Alliance Town Center and downtown Ft. Worth make this location a desirable place for strong local business owners. This area also boasts a safe family atmosphere with strong demographics.

FEATURES

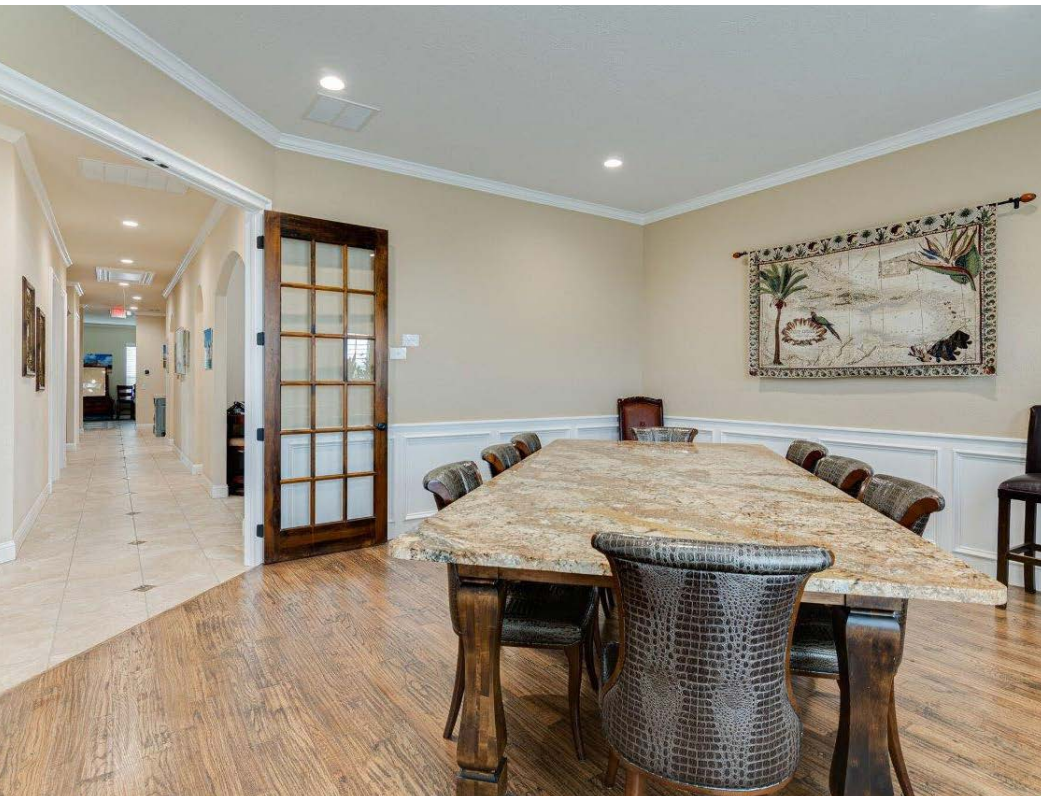
Building Sq. Ft.	5,644 sq. ft.
SF Available:	3101 sq. ft.
NNN:	\$7.90
Parking:	19 spaces
Year Built:	2014
Zoning:	Office/Medical

HIGHLIGHTS

- » Excellent visibility on Boat Club Road
- » Class A finish out
- » Upscale beautiful interior
- » Formal reception with built-in desk
- » Spacious conference room
- » Space is in excellent condition

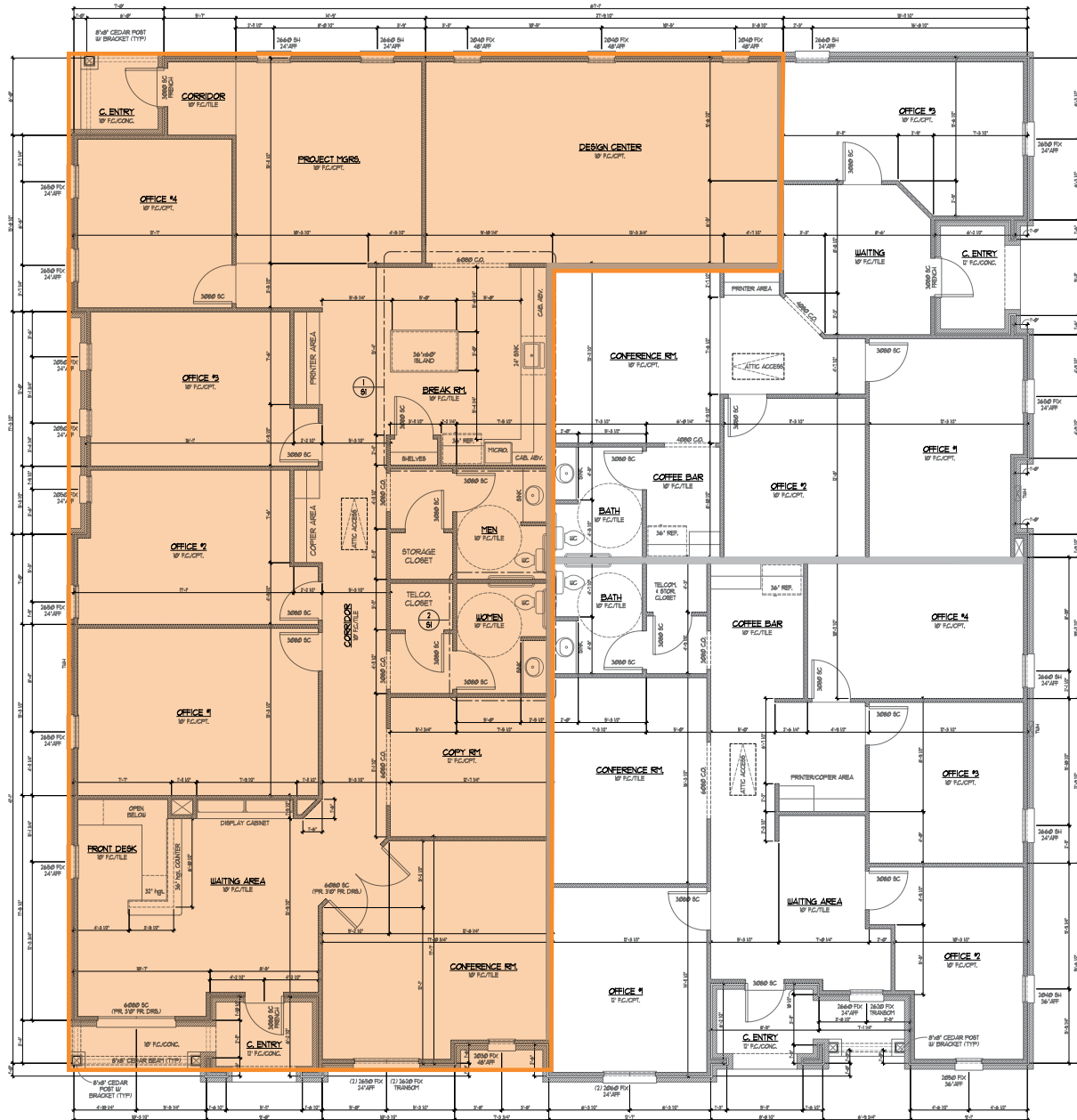
OFFICE SPACE FOR LEASE

5848 Boat Club Rd., Ste 456 | Fort Worth, TX, 76179



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OFFICE SPACE FOR LEASE

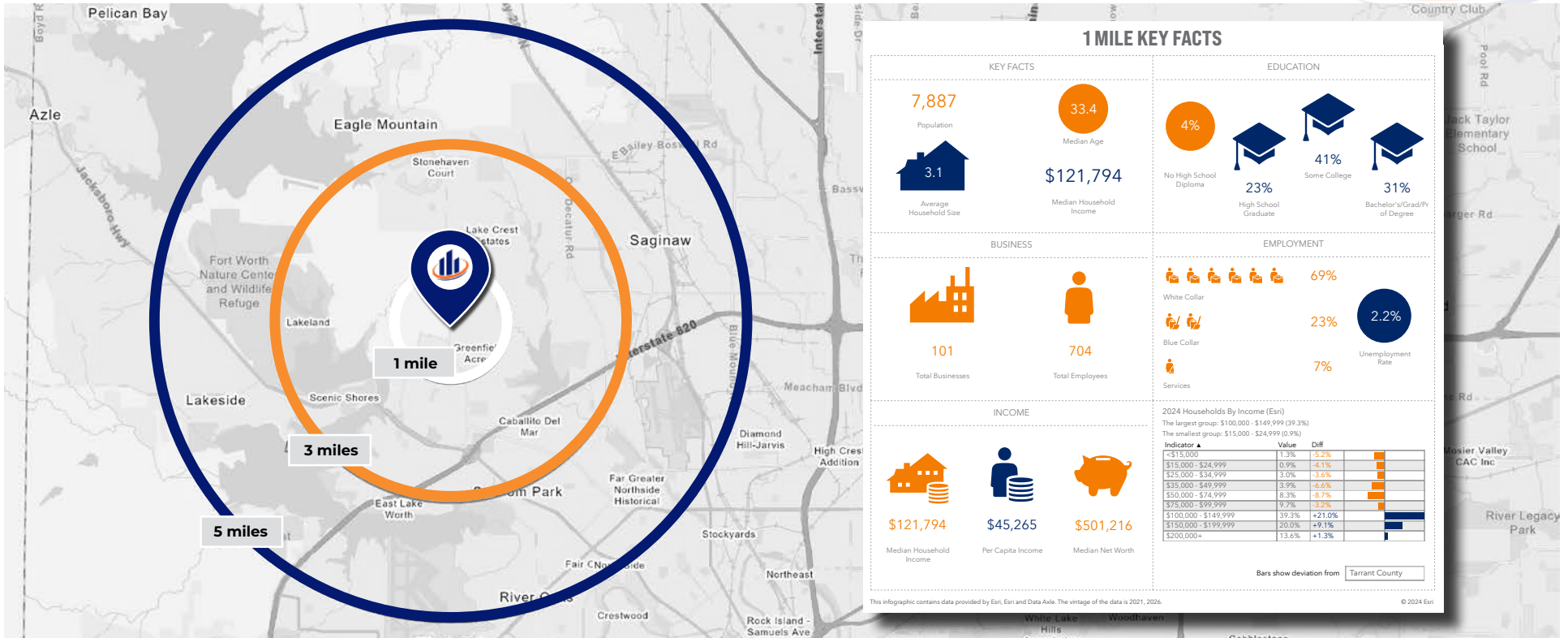
5848 Boat Club Rd., Ste 456 | Fort Worth, TX, 76179



The property is located in the vibrant Northwest section of Fort Worth, known for its strategic proximity to key transport links and amenities. This area provides easy access to I-820, enhancing connectivity to other parts of the city and neighboring regions.

OFFICE SPACE FOR LEASE

5848 Boat Club Rd., Ste 456 | Fort Worth, TX, 76179



2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	7,887	69,051	146,789	8,499	76,054	167,910
Households	2,545	23,219	48,151	2,752	25,749	55,517
Families	1,996	17,072	35,850	2,144	18,789	41,357
Average Household Size	3.09	2.97	3.01	3.08	2.95	2.99
Owner Occupied Housing Units	2,164	15,868	33,874	2,356	17,138	40,064
Renter Occupied Housing Units	381	7,351	14,277	396	8,611	15,453
Median Age	33.4	33.5	34.5	34.6	34.7	35.4
Median Household Income	\$121,794	\$91,120	\$83,562	\$133,164	\$104,439	\$100,164
Average Household Income	\$141,799	\$111,824	\$106,592	\$159,873	\$128,829	\$126,068