

# Restaurant/Retail/Office ★ SALE OR LEASE

1065 MAGNOLIA AVENUE FORT WORTH, TX 76104

LanCarte.com



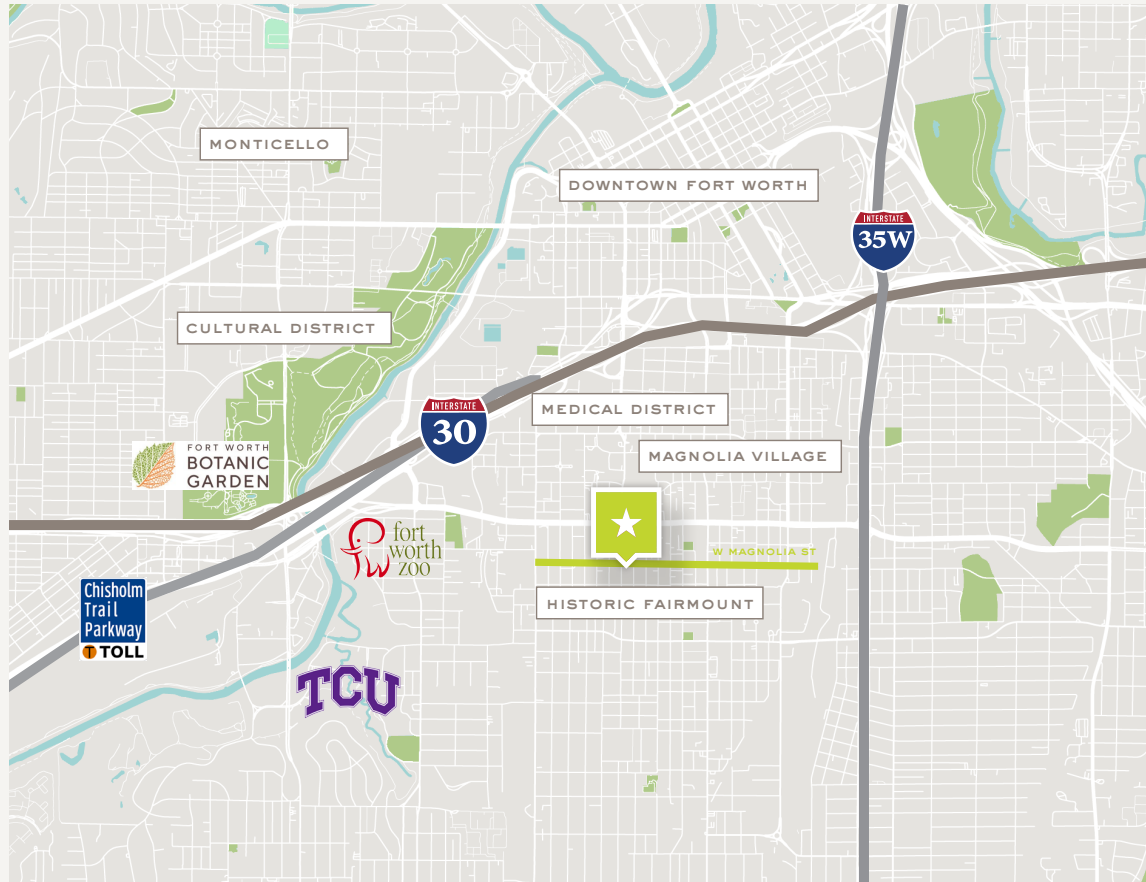
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## PROPERTY FEATURES

- Available SF: 3,290 SF
- Type: Restaurant/Retail/Office
- Current Condition: Built out as office space
- Delivery: Available as-is for office use, or ownership will demolish existing buildout and deliver open shell for restaurant or retail use
- Flexible delivery- move-in ready for office or open shell for restaurant/retail
- Co-anchored by Gus's World Famous Fried Chicken
- One of Fort Worth's strongest restaurant corridors
- Separately metered electric, water, and gas
- 1000 Gallon shared grease trap
- High visibility location

## LOCATION OVERVIEW

Prime second-generation 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.

## LEASE STRUCTURE

**\$35/SF + NNN**

ESTIMATED NNN: \$5.80/SF

TI AVAILABLE

## SALE PRICE

## CONTACT BROKER



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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

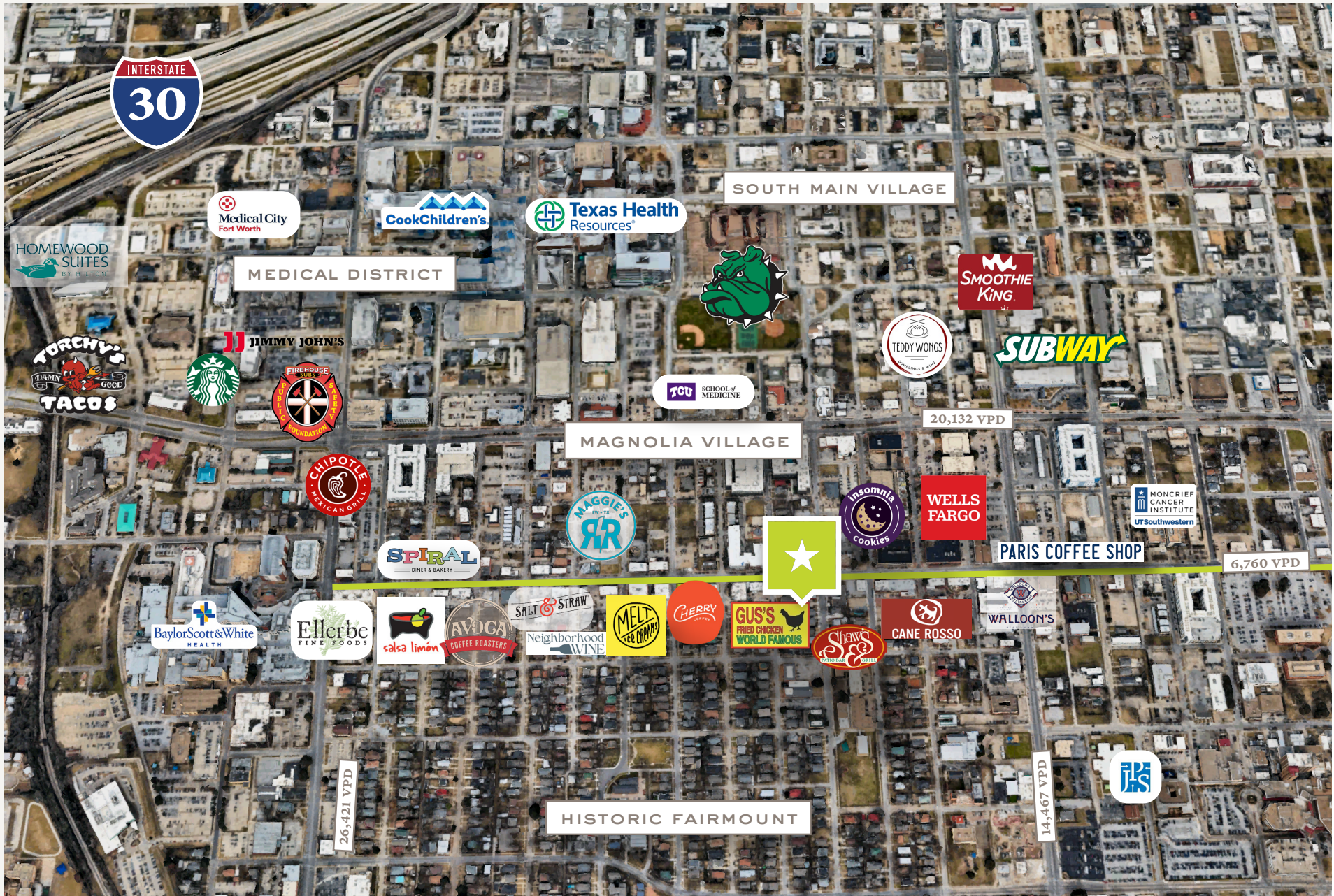
### AVERAGE HOUSING UNITS

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

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# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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