

Retail ★ LEASE

LanCarte.com

8901 JACKSBORO HWY, LAKESIDE, TX 76135



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PROPERTY FEATURES

- 2nd Gen Restuarant Space
- 2,700 SF Available
- 0.71 AC
- Hwy 199 and Confederate Park Frontage
- Grease Trap
- Drive Thru

LEASE RATE & STRUCTURE

\$5,500/MO +NNN

LOCATION OVERVIEW

Located directly on Jacksboro Highway, this restaurant property offers excellent visibility and easy access for both local residents and passing traffic. The site is just minutes from Lake Worth and a short drive to downtown Fort Worth.

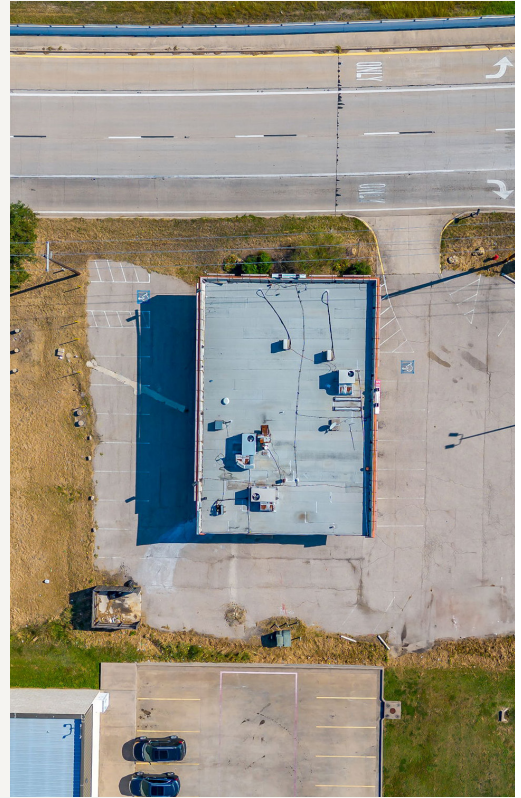
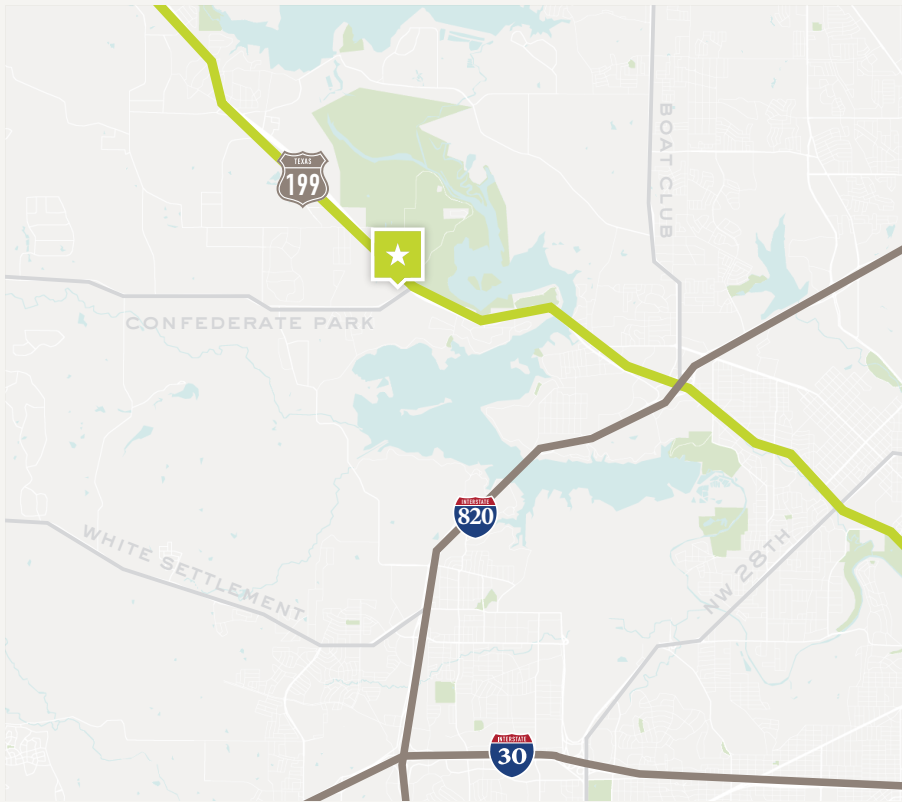
	VPD
Loop 199 - Jacksboro Hwy	38,594
Confederate Pkwy Rd	10,050

	1 Mile	3 Miles	5 Miles
2024 Population	1,628	13,551	90,239
2029 Population Projection	1,727	14,404	96,739
2024 Average Household Income	\$95,277	\$88,037	\$88,037
2024 Average Age	44	42	38

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INTERIOR PHOTOS



DEMOGRAPHICS

VPD	
Loop 199 - Jacksboro Hwy	38,594
Service Road	2,550
Confederate Pkwy Rd	7,337

	1 Mile	3 Miles	5 Miles
2024 Population	1,603	12,883	86,058
2029 Population Projection	1,727	14,404	96,739
2024 Average Household Income	\$95,985	\$87,319	\$93,794
2024 Average Age	44	42	38

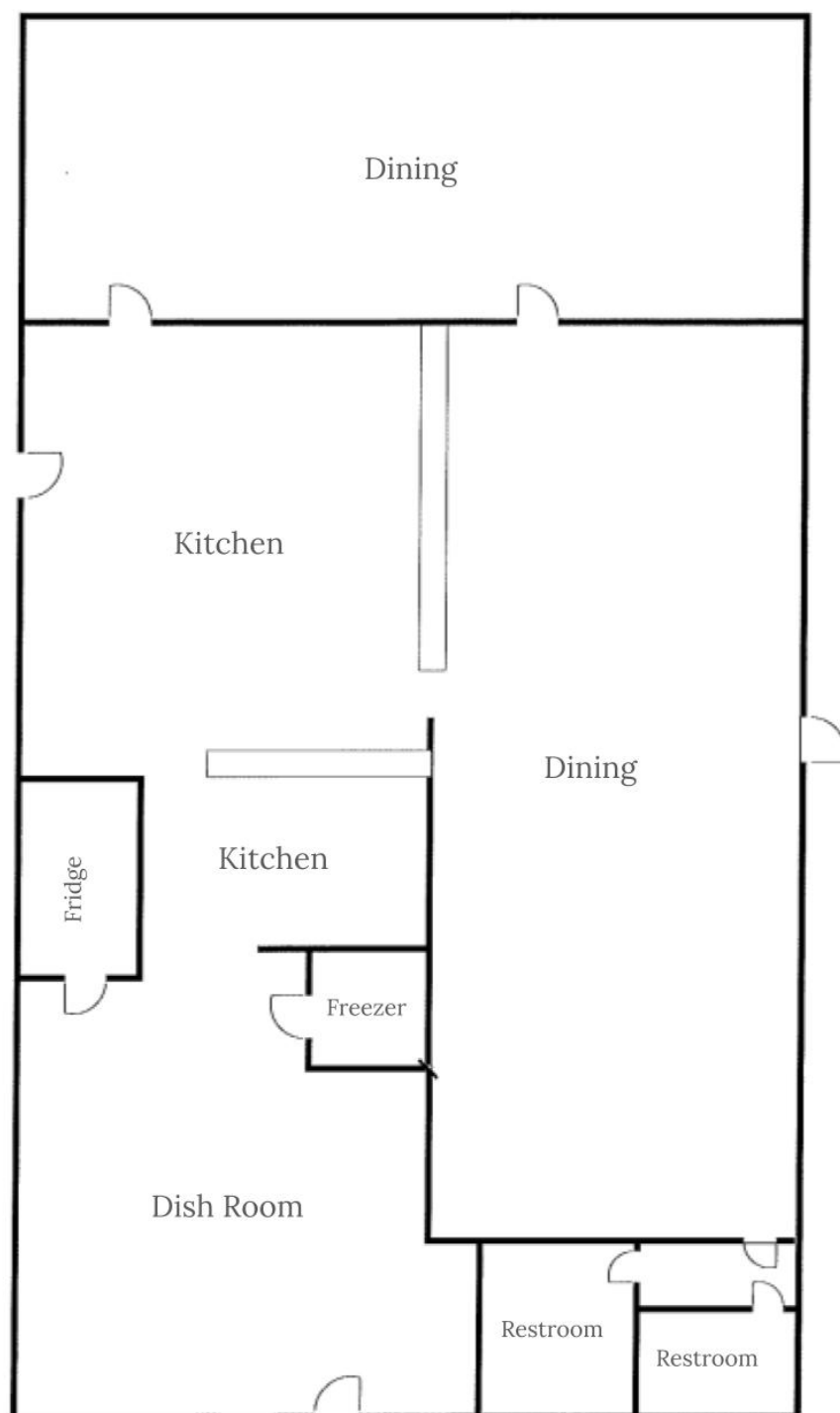
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FLOORPLAN

+/- 2700 SF





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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