



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	3,754 SF
AVAILABLE SF:	3,754 SF
YEAR BUILT:	1946
RENOVATED:	2007
ZONING:	MU-2
MARKET:	Central Fort Worth
SUBMARKET:	River East
APN:	41366107

PROPERTY OVERVIEW

This 3,754 former restaurant is located minutes from downtown Fort Worth. The property provides an exciting opportunity for a restaurant to capitalize on the growth of the River East District. The Six Points Urban Village received a multi-million dollar makeover that covered improvements along Race Street stretching more than 3,000 feet from Grace Avenue to Riverside Drive. The property provides endless opportunities for any tenant!

PROPERTY HIGHLIGHTS

- Great Opportunity for Any Business to Capitalize on the Growth of the River East District.
- Street-Side Parking
- Located in close proximity to Mama Mia's Italian Restaurant, Dino's Sports bar and other fine restaurants.
- Located just two miles from Downtown Fort Worth.
- Less than 1/2 a mile from the United States Postal Service
- Less than 23 miles to the Dallas/ Fort Worth Airport and 32 miles to Dallas Love Field Airport.
- Located two miles east of downtown. two blocks from Airport Freeway. and right off the Trinity River.

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Advisor

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PROFESSIONAL BACKGROUND

Jeff Watson serves as a Leasing & Single Tenant Net Lease Dollar Store Specialist with SVN | Trinity Advisors. With over six years experience in the real estate industry, Watson has developed a passion for retail leasing and single tenant net lease investments. He comes to SVN | Trinity Advisors from RadioShack, where he was responsible for negotiating store leases, renewals, relocations and closures in four regions for the company. Prior to that, he worked as an associate for a Fort Worth commercial real estate firm. He has a bachelor's degree from the University of Arkansas.

Jeff is a member of the Greater Fort Worth Association of Realtors, Society of Commercial Realtors, and a member of the International Council of Shopping Centers. In addition, he is active in the Fort Worth community and serves on the board of Fort Worth Abroad, a non profit organization providing scholarships to FWISD graduates in college to help study abroad, as well as serving as a member of the Steeplechase Club in Fort Worth. He also plays in a kickball and softball league in Fort Worth. His hobbies include hunting, surfing, wake boarding, skiing, and he's an avid sports fan and Razorback fan. He also has been known to drink an occasional pint of HopFusion Ale Works' Feisty Blonde beer.

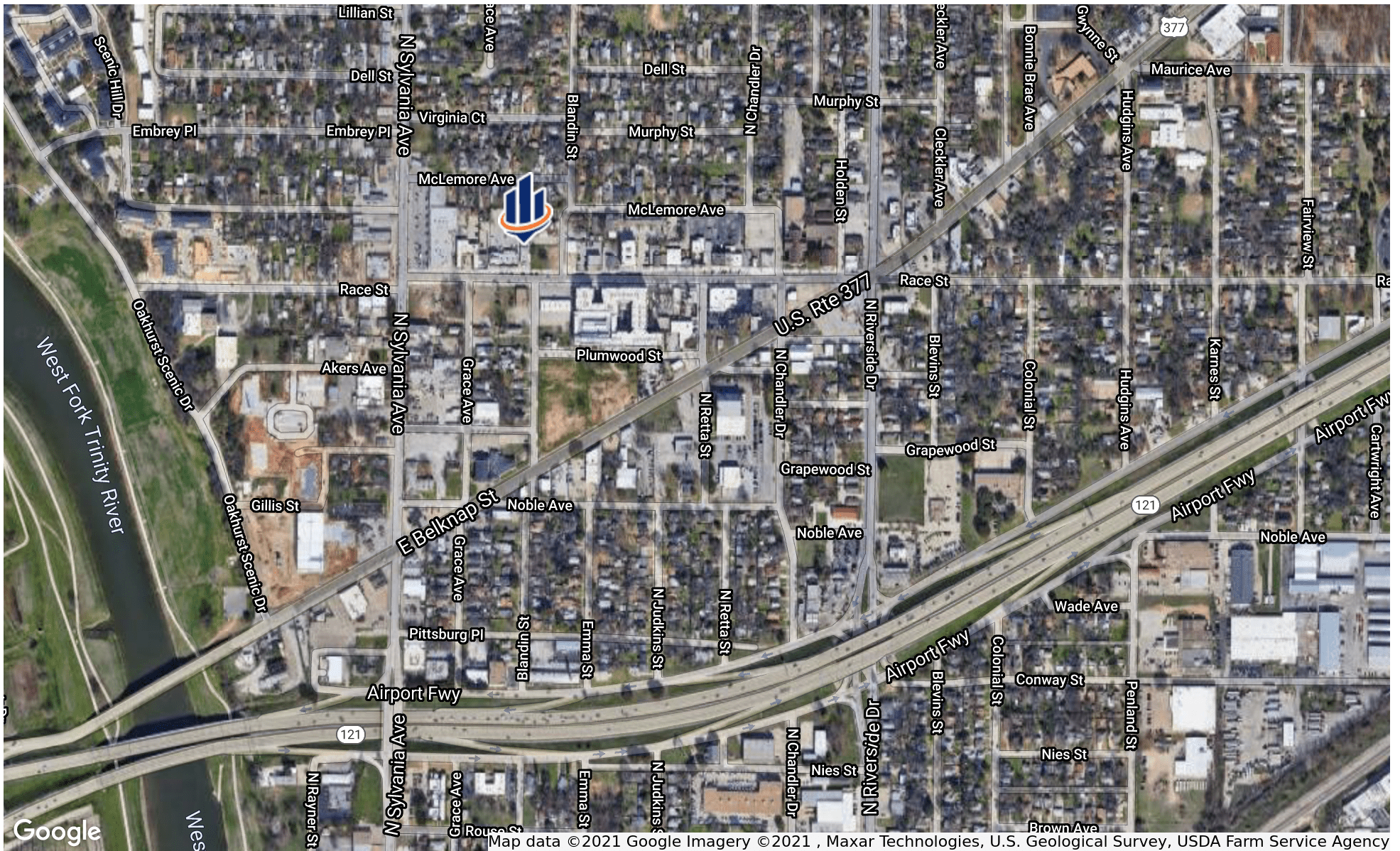
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