

Retail ★ 2ND GEN RESTAURANT FOR LEASE

1311 LIPSCOMB ST FORT WORTH, TX 76104



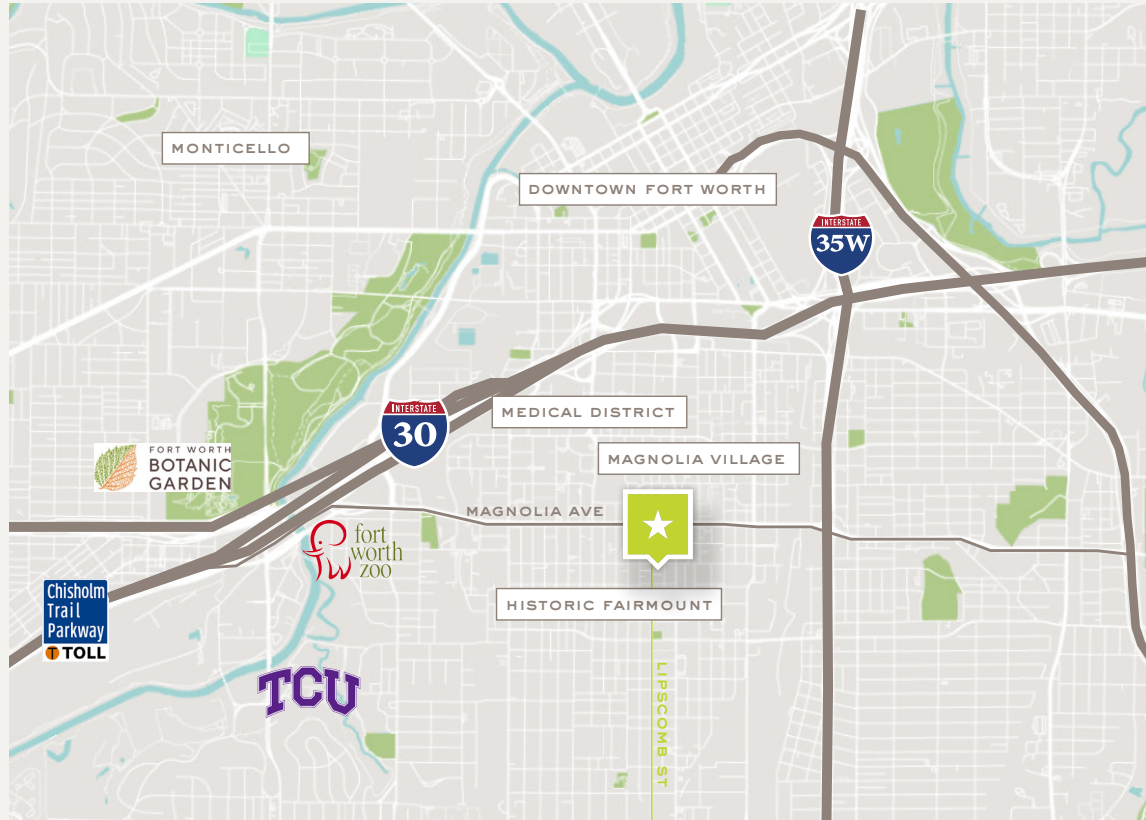
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Brittany Doyle, CCIM
806-206-0290
bdoyle@lancarte.com

Retail ★ 2ND GENERATION RESTAURANT

1311 LIPSCOMB ST

LanCarte.com



PROPERTY FEATURES

- 2nd Generation Restaurant Space
- Rooftop Patio Overlooking Magnolia
- Full Kitchen + Bar Infrastructure in Place
- Located in High-Traffic, Walkable Corridor
- Surrounded by Established Restaurants + Bars
- Ideal for Restaurant, Bar, or Lounge Concept
- Patio + Rooftop Allow for Events + Extended Hours

LOCATION OVERVIEW

Rare opportunity to lease a fully built restaurant space in the heart of Magnolia with a true rooftop patio component. This location offers immediate access to one of Fort Worth's most active dining and nightlife corridors, with strong foot traffic and built-in demand. The existing improvements allow for a faster opening timeline while the rooftop patio creates a unique experiential element that drives traffic and increases dwell time.

LOCAL RETAILERS



LEASE STRUCTURE

\$35/SF + NNN (\$9.50/SF)

Retail ★ 2ND GENERATION RESTAURANT

1311 LIPSCOMB ST

LanCarte.com



DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
14K	109K	290K

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$111k	\$104k	\$96k

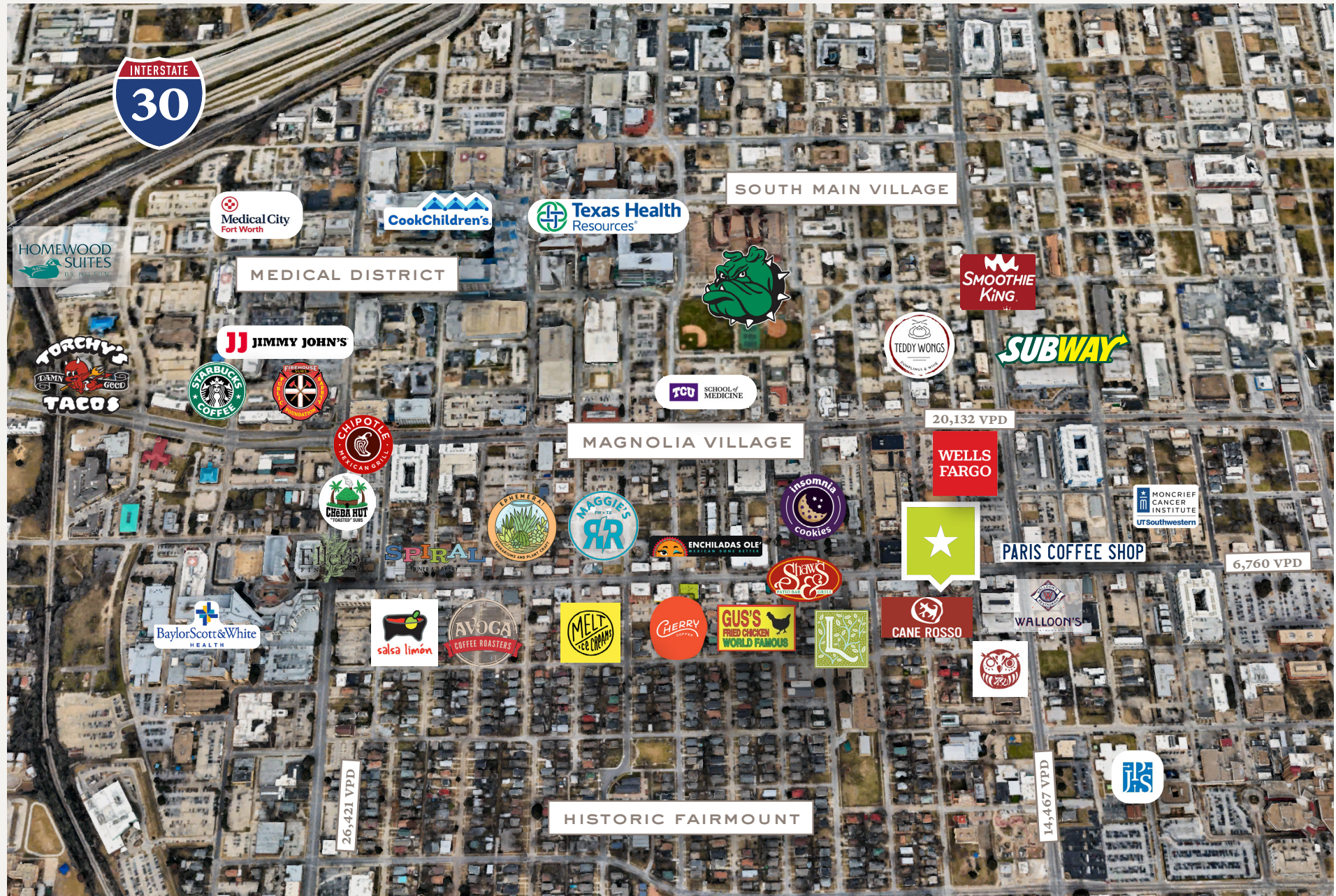
AVERAGE HOUSING UNITS

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

Retail ★ 2ND GENERATION RESTAURANT

1311 LIPSCOMB ST

LanCarte.com



Retail ★ 2ND GENERATION RESTAURANT

1311 LIPSCOMB ST

LanCarte.com



Retail ★ 2ND GENERATION RESTAURANT

1311 LIPSCOMB ST

LanCarte.com





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Brittany Doyle, CCIM
806-206-0290
bdoyle@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.