

# Retail ★ 2ND GENERATION RESTAURANT SPACE FOR LEASE

1540 N MAIN, FORT WORTH, TX, 76174



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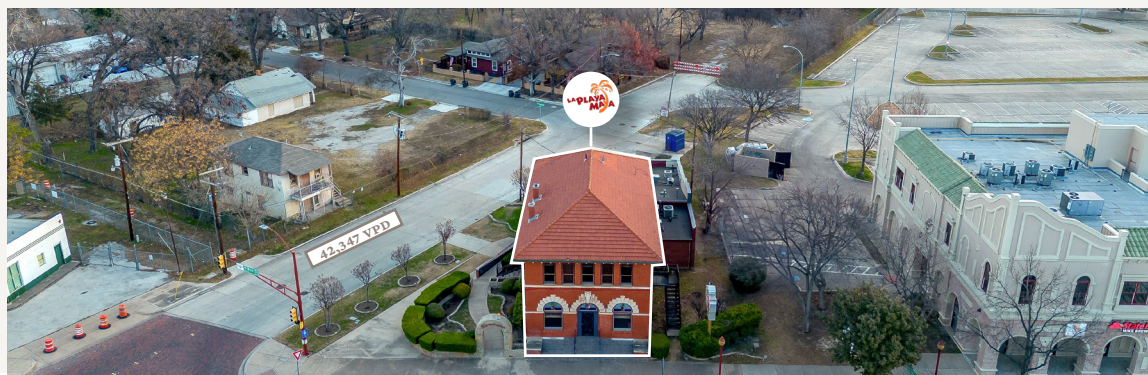
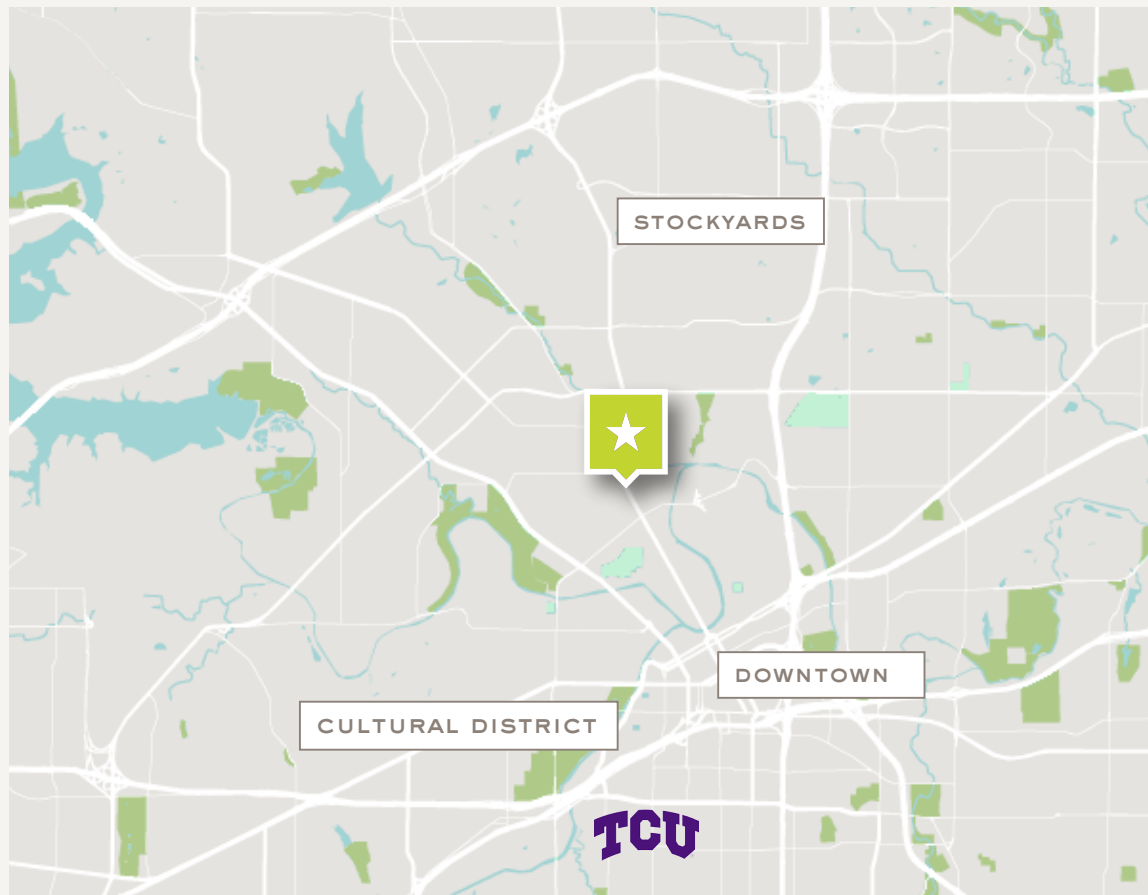
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### PROPERTY FEATURES

- 6,463 SF
- Second-generation restaurant with existing kitchen infrastructure
- Built-out kitchen and service areas significantly reduce build-out time and upfront costs
- FF&E available for purchase
- Prime frontage and visibility along N Main Street
- Located just minutes to the Fort Worth Stockyards with heavy tourist and local traffic
- Walkable to major attractions, bars, music venues, and hotels
- Strong lunch, dinner, and late-night demand driven by nearby entertainment and events
- Excellent access to I-35W and Downtown Fort Worth
- Ability to create an exterior patio

### NEARBY RETAILERS



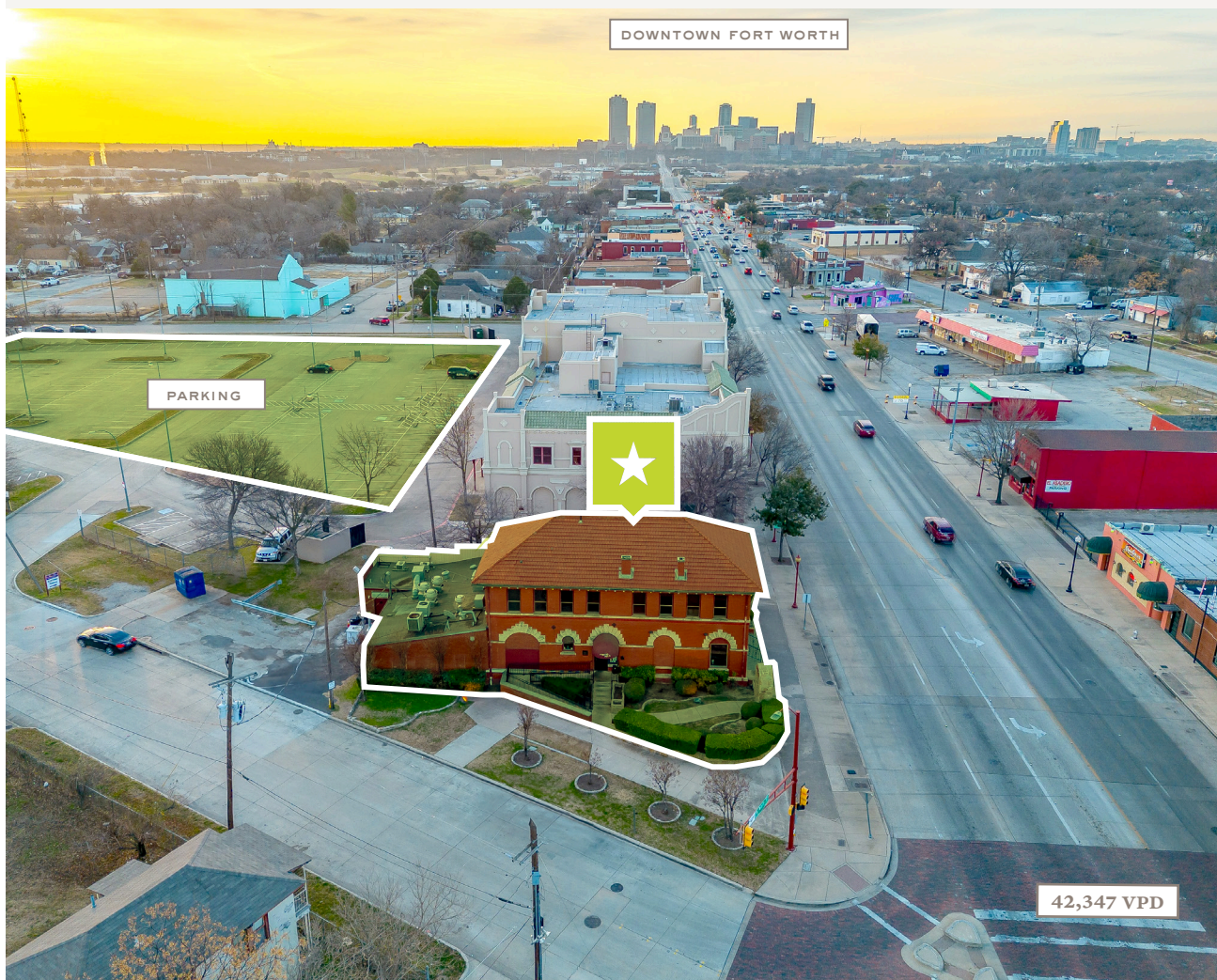
### LEASE STRUCTURE

**\$28/SF + NNN**

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### LOCATION OVERVIEW

Located on N Main Street in the heart of the Fort Worth Stockyards, this second-generation restaurant benefits from heavy tourist and local traffic in one of the city's most active entertainment districts. Strong frontage, walkability to major attractions, and proximity to bars, music venues, and hotels drive consistent lunch, dinner, and late-night demand.

### DEMOGRAPHICS

#### 2025 POPULATION

1 MILE	5 MILES	10 MILES
14K	239K	982K

#### AVERAGE HOUSEHOLD INCOME

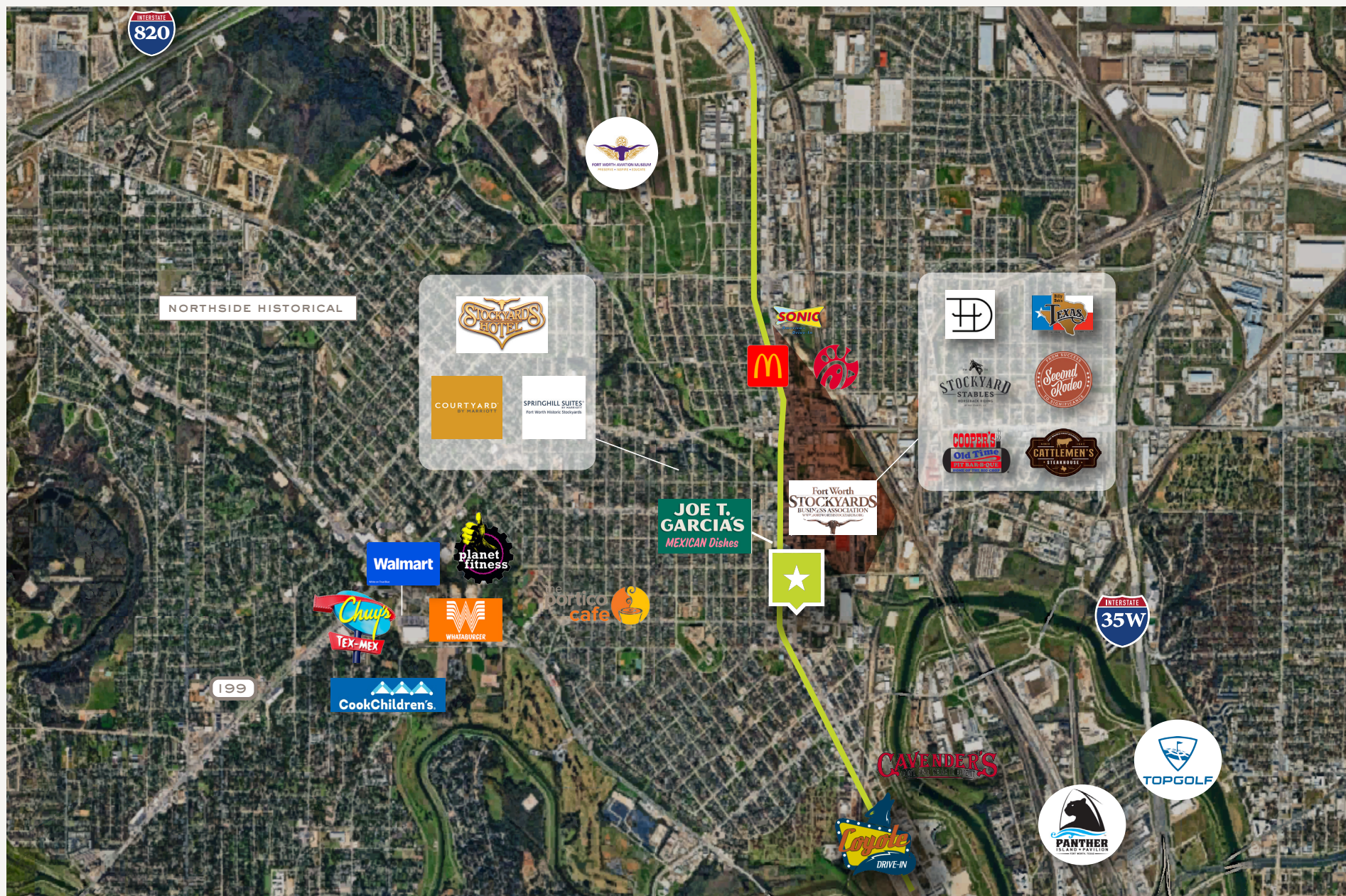
1 MILE	5 MILES	10 MILES
\$57K	\$79K	\$98K



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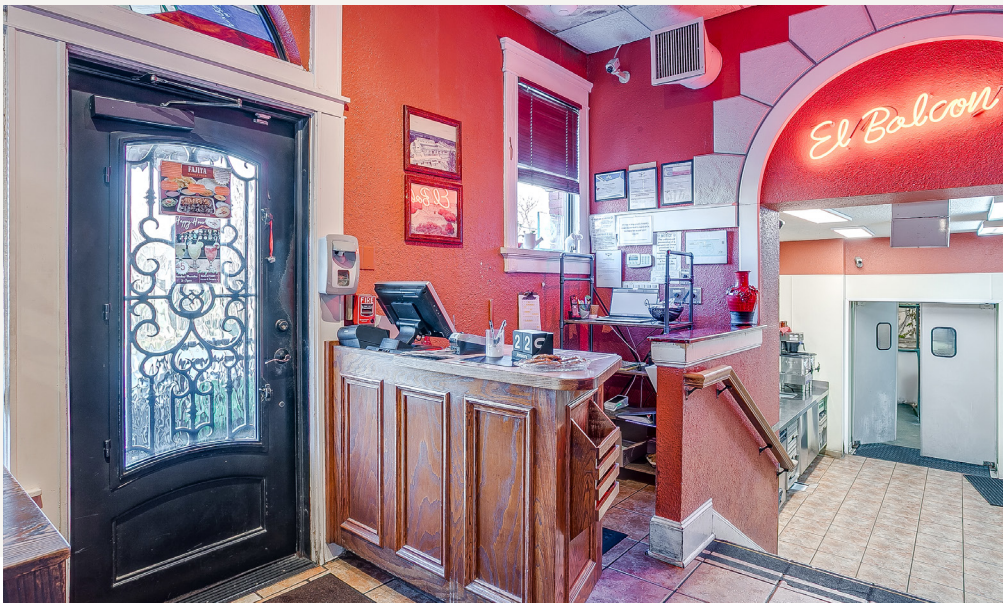
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# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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