

# Retail Space for Lease

601 SOUTH MAIN STREET  
FORT WORTH, TEXAS 76104



**LANCARTE**  
COMMERCIAL

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2900 Wingate Street, Suite 100  
Fort Worth, TX 76107

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## PROPERTY FEATURES

- New Construction
- 1,500 - 3,146 rentable SF
- 37 Assignable parking spaces in addition to street parking (+ 4 handicap spaces)
- 17'8" Clear Height on South side and 15'3" Clear Height on North side
- Grease trap with ample capacity to serve restaurants at ground floor retail
- Excellent visibility from high traffic corner of Main Street and Pennsylvania Avenue

## LOCATION OVERVIEW

A newly built mixed-use building located in the center of The Near Southside District.

- Popular location in Near Southside District
- Located in the heart of Fort Worth's South Main Village which includes new improved streets, art sculptures and bike lanes
- Walking distance to over 2,200 existing or planned residential units
- Adjacent to UTSW Moncrief Medical Center as well as in close proximity to many other major regional hospital
- Less than half mile from T&P Station with connection to Dallas and DFW
- Immediate access to Highway I-35 and I-30 via Main Street and Pennsylvania Avenue
- [Click on the link below to learn more about what is happening in the Near Southside District](#)

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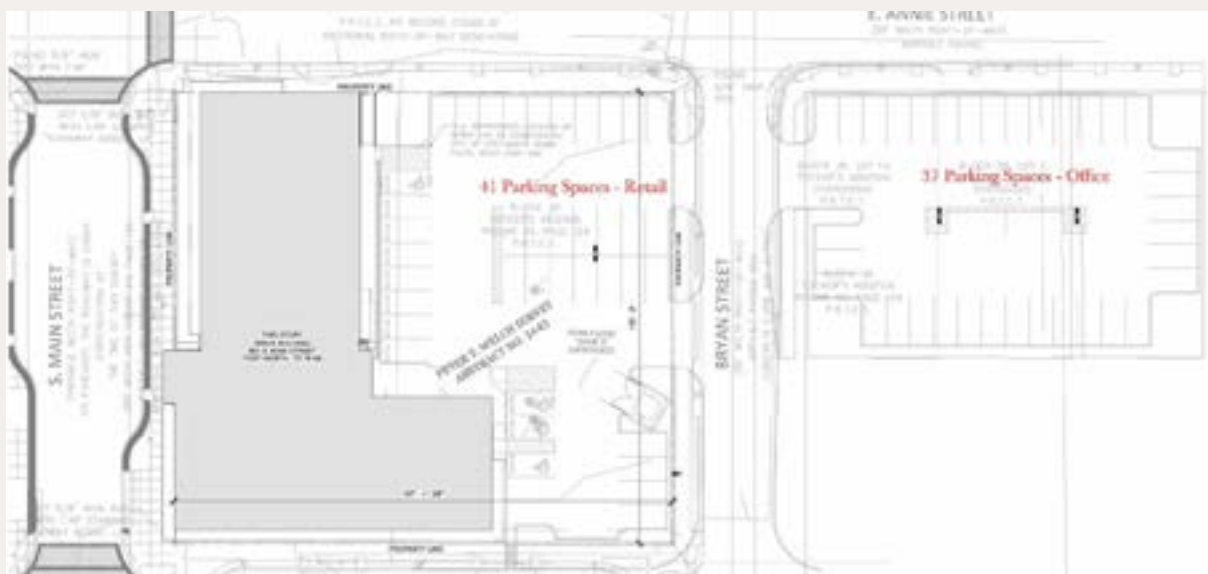


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## FLOOR PLAN



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## LOCAL BUSINESSES - MAIN STREET



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## LOCAL BUSINESSES - MAGNOLIA STREET



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