

Retail ★ LEASE

LanCarteCRE.com

307 W DAGGETT AVE FORT WORTH, TX 76104

NEAR SOUTHSIDE - SOUTH MAIN VILLAGE



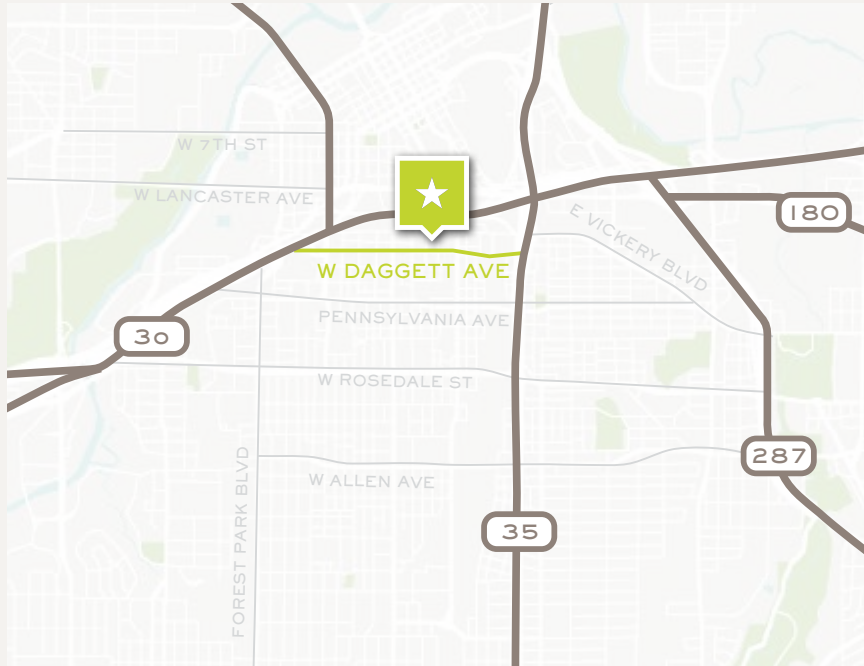
LANCARTE
COMMERCIAL

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107 | 817.409.4040

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PROPERTY FEATURES

- 2 Spaces; Micro-Retail and Restaurant Space
 - +/- 4,106 SF Total
 - +/- 526 SF
- New Construction/Class A Building
- Estimated Delivery: Early 2025
- Outdoor Seating/Patio

AVAILABLE SPACES

COMMERCIAL 1 **4,106** SF

*Can be demised into 2,424 SF and 1,682 SF
Grease Trap Available*

COMMERCIAL 2 **526** SF

LOCATION OVERVIEW

The property is located in the Near Southside District, within Fort Worth's Vickery Village, which features new improved streets, art, and bike lanes. It's a short walk from over 2,200 existing or planned residential units and next to the UTSW Moncrief Medical Center, close to other major regional hospitals. Less than half a mile from the T&P Station with connection to Dallas and DFW. It's also offers immediate access to Highways I-35 and I-30, via Main Street and Pennsylvania Avenue.

LEASING STRUCTURE

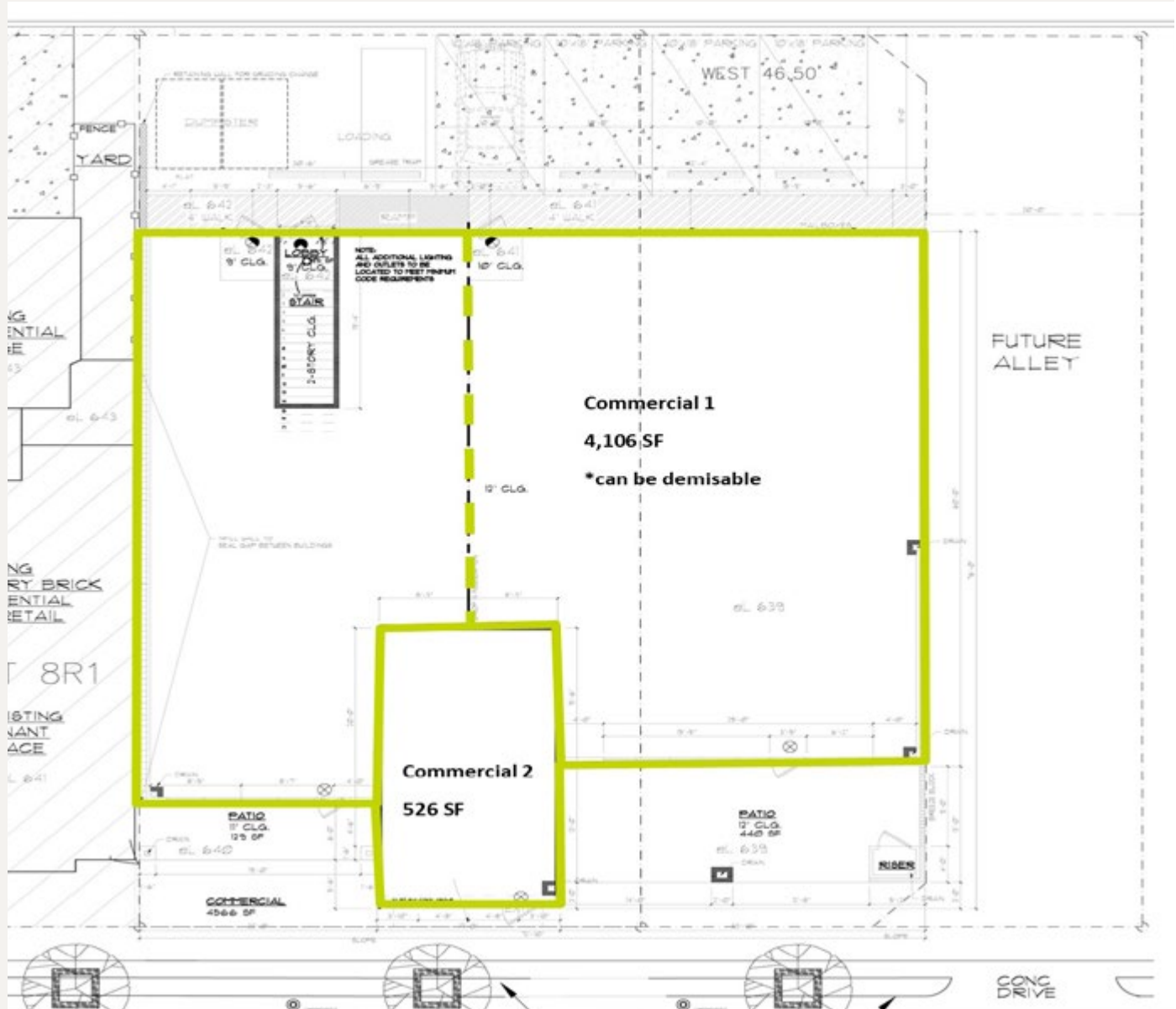
\$38.00 SF NNN

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FLOOR PLAN - 1ST FLOOR



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RENDERINGS

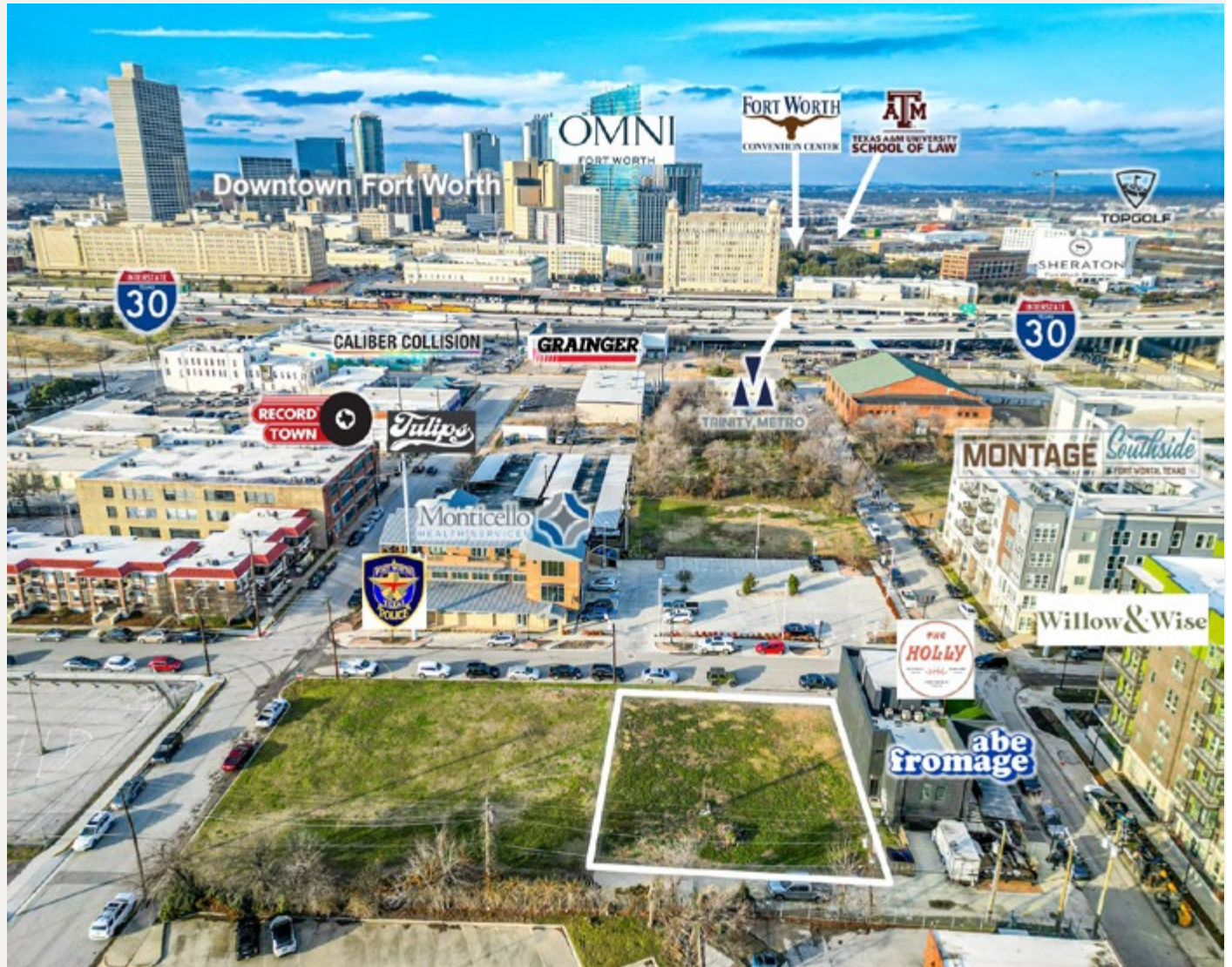


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AREA MAP





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Relentlessly Pursuing What Matters

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