

River East - Restaurant / Retail Space

LEASE

2900 RACE ST

Fort Worth, TX 76111

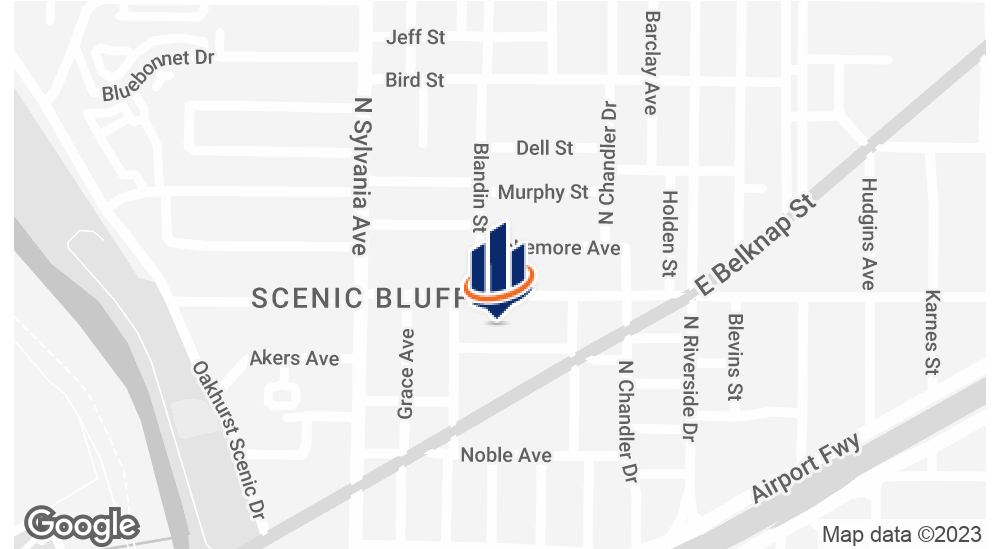
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
NNN	\$4.60 SF/yr
AVAILABLE SF:	2,350 SF
YEAR BUILT:	2018
ZONING:	Commercial
MARKET:	Ft Worth
SUBMARKET:	River East

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PROPERTY OVERVIEW

Located just two miles east of downtown, two blocks from Airport Freeway and right off the Trinity River. This location provides an exciting opportunity for business owners or restaurateur to capitalize on the growth of the River East District.

PROPERTY HIGHLIGHTS

- 1,000 Gallon Grease Trap
- Street-side Parking
- Great Opportunity to Capitalize on the Growth of the River East District.
- Located in close proximity to Tributary Cafe, The Post, Calisience, The Bearded Lady, and many other fine establishments
- Located two miles from Downtown Fort Worth

Great restaurant space, existing success story, and more.



LOCATION OVERVIEW

The Union at River East is a residential and commercial mixed-use property, located in the Scenic Bluff neighborhood. The property is situated extremely close to the Trinity River at the Northeast gateway to Downtown Fort Worth. This location provides an exciting opportunity for business owners or restaurateurs to capitalize on the growth of the River East District.



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

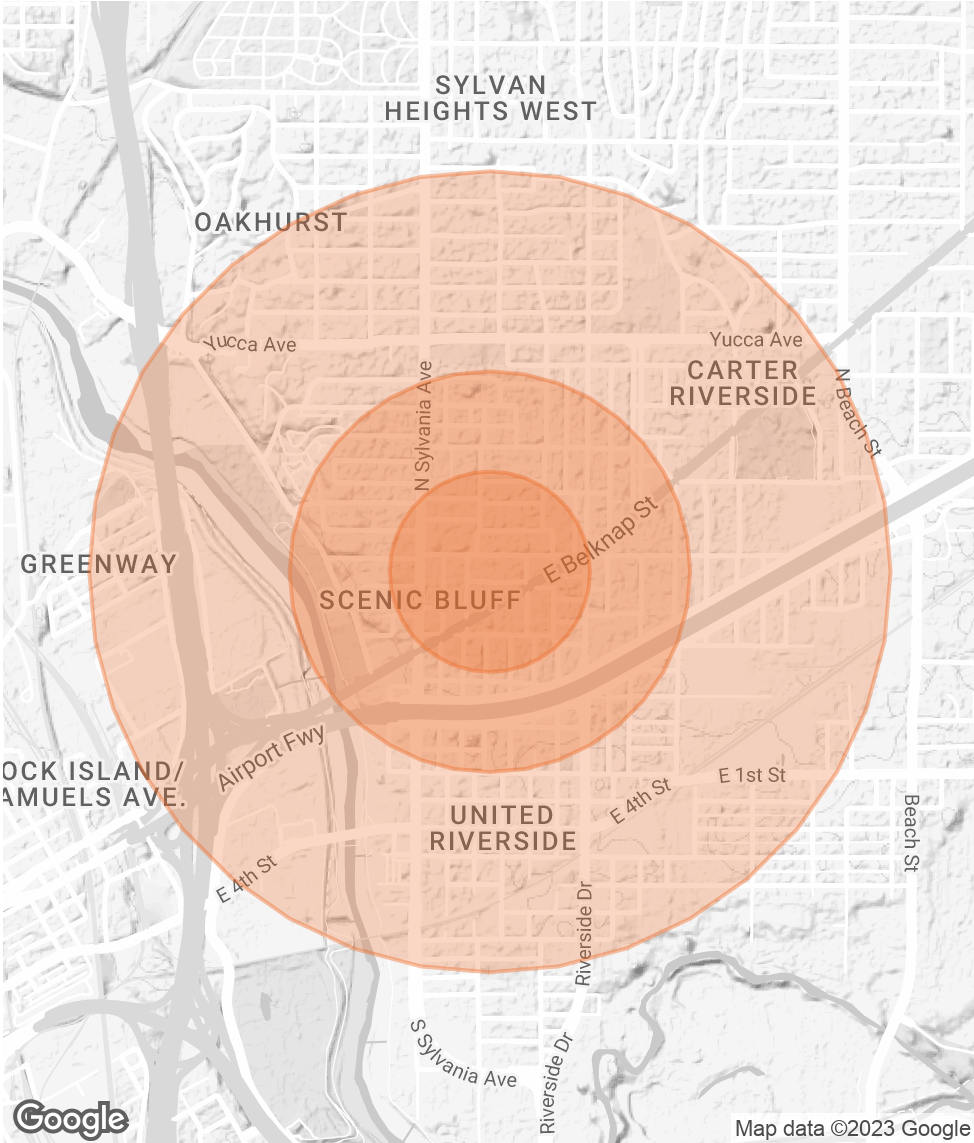
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,347	4,121	10,604
AVERAGE AGE	27.6	28.1	29.7
AVERAGE AGE (MALE)	33.9	33.7	32.8
AVERAGE AGE (FEMALE)	24.2	25.1	28.2

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	426	1,335	3,708
# OF PERSONS PER HH	3.2	3.1	2.9
AVERAGE HH INCOME	\$52,390	\$56,860	\$59,420
AVERAGE HOUSE VALUE	\$121,930	\$130,547	\$124,721

* Demographic data derived from 2020 ACS - US Census



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