



FOR LEASE

4401 E. Lancaster Ave.

4401 E LANCASTER AVE.

Fort Worth, TX 76103

PRESENTED BY:

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TX #340987

PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	10,928 SF
LEASE RATE:	\$10.00 PSF (NNN)
NNN CHARGES:	\$3.77 PSF
ZONING:	Mixed Use
YEAR BUILT:	1969
ZONING:	Mixed Use
MARKET:	Ft. Worth

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PROPERTY HIGHLIGHTS

- Large Open Space 10,928 SF Available for Lease
- 7,000 SF Retail space + 3,928 SF Storage space in Rear of Building
- Drive up Dock with one Overhead door for Deliveries
- Located on High Traffic E Lancaster Ave.
- Avg. 19,000+ VPD on E Lancaster Ave.
- Dollar General Neighboring Tenant
- Hard Traffic Light Corner
- Busy Retail Corridor
- Abundant Parking in Front and Rear lots
- Area Retailers include CVS, Auto Zone, Walgreens

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Fantastic retail location for lease located close to the heart of Fort Worth, Texas. This multi-tenant retail facility currently has approximately 10,928 total SF available for lease, consisting of a large open 7,000 SF space + 3,928 SF storage space in the rear of the building next to the Dollar General. The rear storage area features a 15' ceiling height and a drive up dock with one overhead door for deliveries into the space. This property is strategically located at a busy signalized intersection corner. Dollar General is a strong national tenant that drives vehicle and foot traffic to the site. The 7,000 SF space was occupied by a furniture rental store with an additional 3,928 SF of warehouse/ storage space in the rear of the building. Located along heavily trafficked E. Lancaster Ave with 19,000+ avg. Vehicles per Day. The property provides easy access to both 820 and Interstate 30 with an abundance of parking with large front and rear parking lots. The property is zoned Mixed Use to allow for a large variety of uses and is perfect for any retail, restaurant, office or any other service related uses. The property has been well maintained and offers a business the opportunity to expand their market presence. Area retailers include CVS, Walgreens, and Autozone among several other National, Regional, and Local retailers and restaurants.

Lease Price: \$10.00 PSF (NNN)

NNN's: \$3.77 PSF

LOCATION DESCRIPTION

Meadowbrook Neighborhood, Fort Worth, Texas. The large neighborhood of Meadowbrook is located in East Fort Worth and is approximately five miles long. Meadowbrook is divided into 3 distinct neighborhoods, West Meadowbrook, Central Meadowbrook and the Eastern part is just referred to as Meadowbrook. This Eastern part of Ft Worth is recognized for its heavily wooded areas and its gentile hills. The Meadowbrook area provides easy access to highways 820 and Interstate 30 through major thoroughfares such as E Lancaster Ave and nearby Beach St. Travel time to DFW airport is approximately 22 minutes away and Downtown Ft Worth is under ten minutes away. Downtown Ft Worth provides connections to TEXRail and the Trinity Railway Express, AT&T Stadium and the Arlington entertainment district are accessible in approximately 15 minutes. Downtown Dallas is less than thirty minutes away.

ADDITIONAL PHOTOS



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RETAILER MAP



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SITE PLAN



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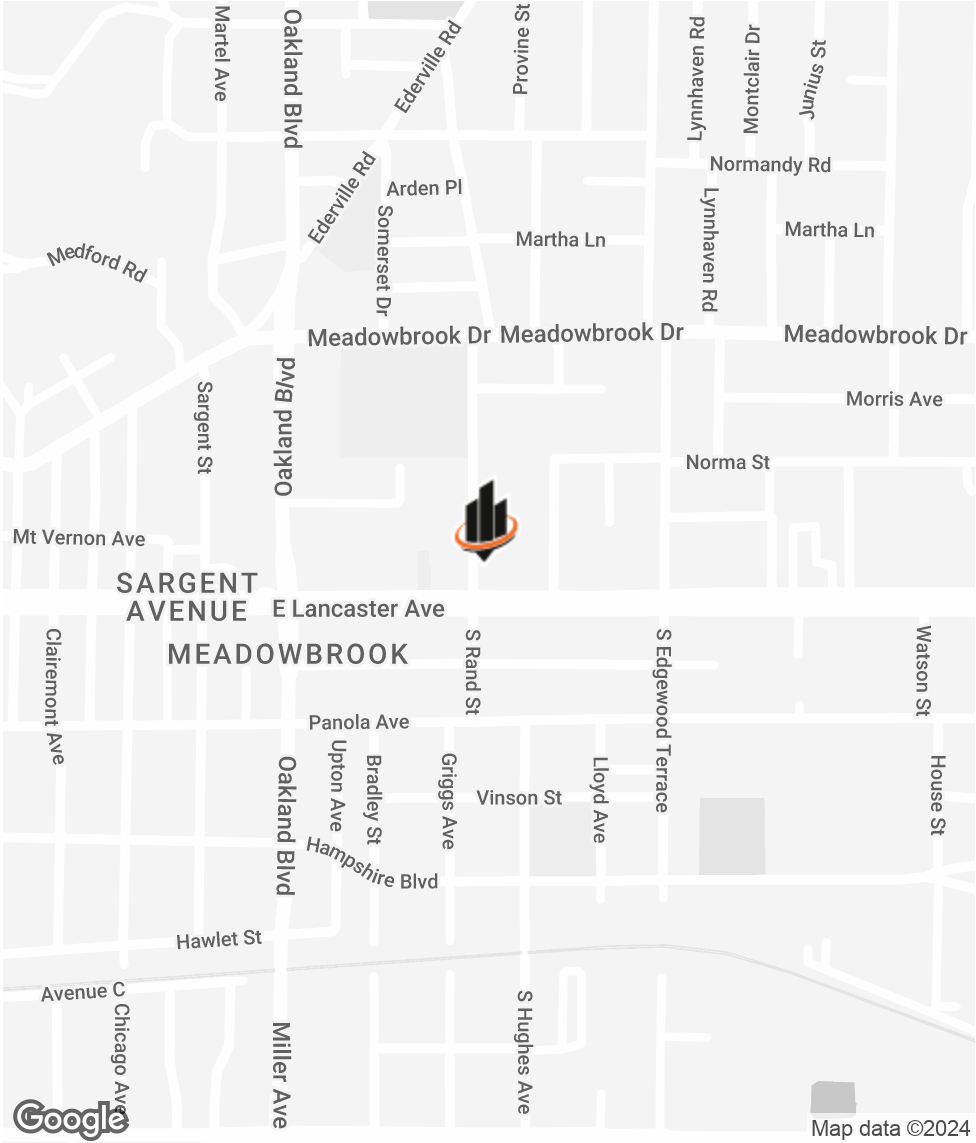
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LOCATION MAP



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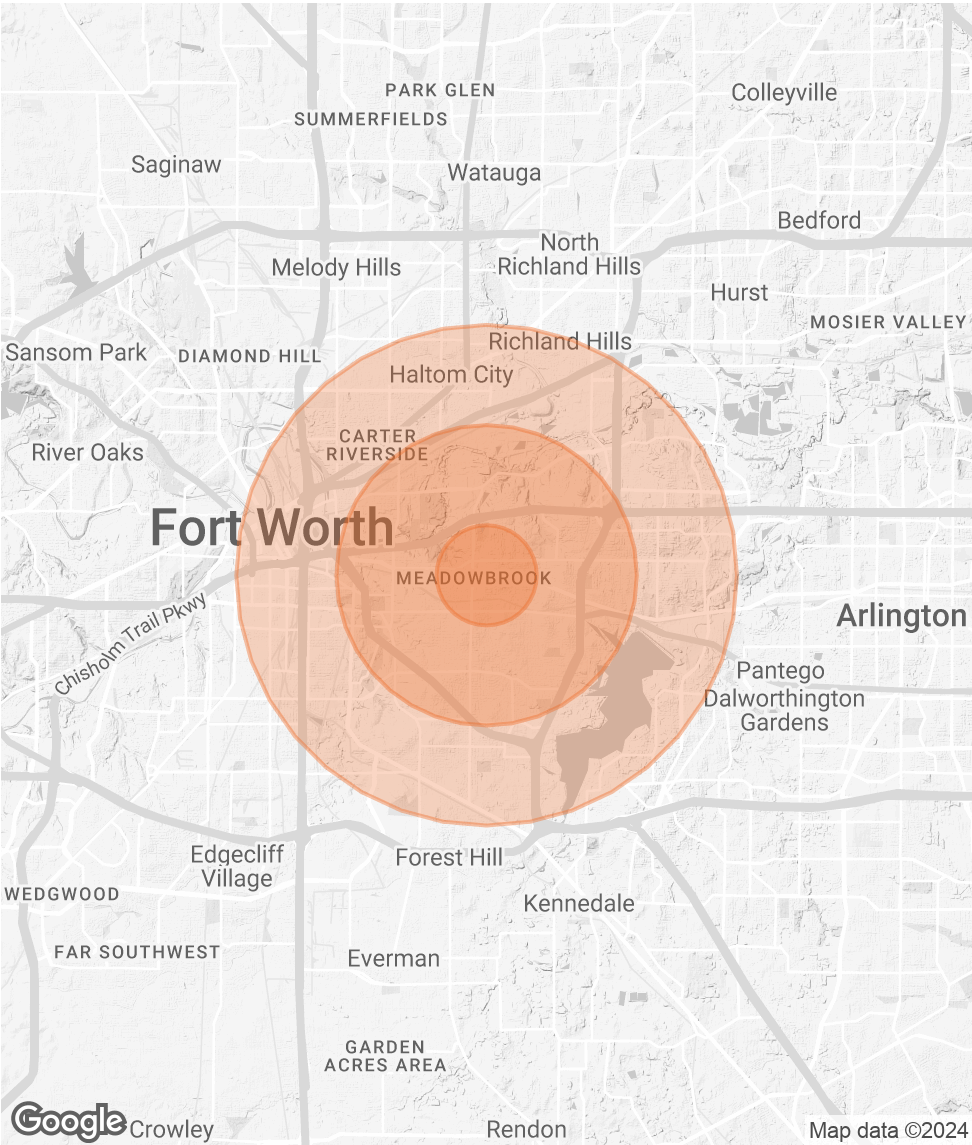
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,042	92,465	233,575
AVERAGE AGE	31.4	32.2	33.6
AVERAGE AGE (MALE)	32.2	31.7	32.8
AVERAGE AGE (FEMALE)	30.3	32.7	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,774	34,088	86,319
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$50,800	\$48,258	\$57,503
AVERAGE HOUSE VALUE	\$103,888	\$115,185	\$137,625

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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