

# Retail Space For Lease

NEAR SOUTHSIDE | SOUTH MAIN VILLAGE

307 W DAGGETT AVE.

FORT WORTH, TEXAS 76104



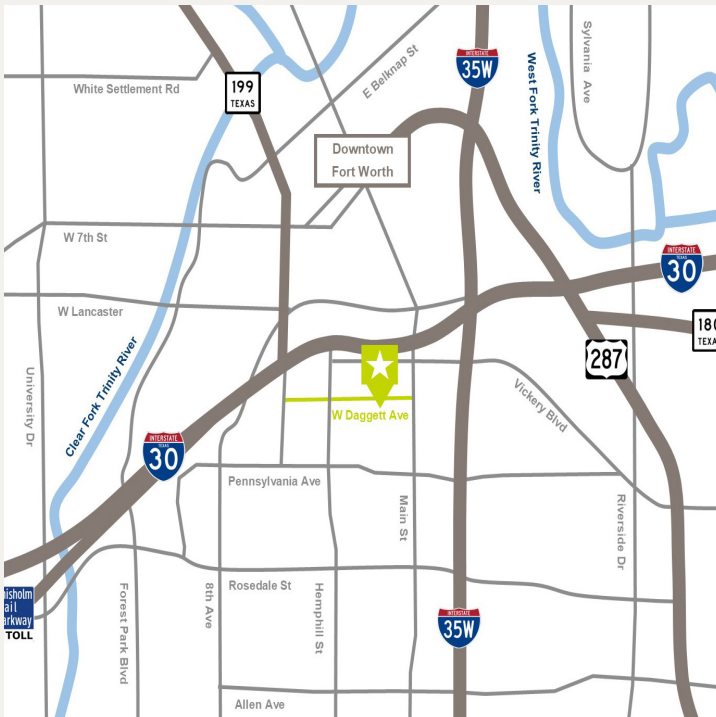
Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com  
817-228-4247

Finn Wilson  
fwilson@lancartecre.com  
817-713-8771

LancarteCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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## LEASE RATE & STRUCTURE

**\$38.00/ SF + NNN**

## 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

## 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.

## AVAILABLE

- Commercial 1: 4,106 SF
  - Can be demised into 2,424 SF and 1,682 SF
  - Grease Trap Available
- Commercial 2: 526 SF

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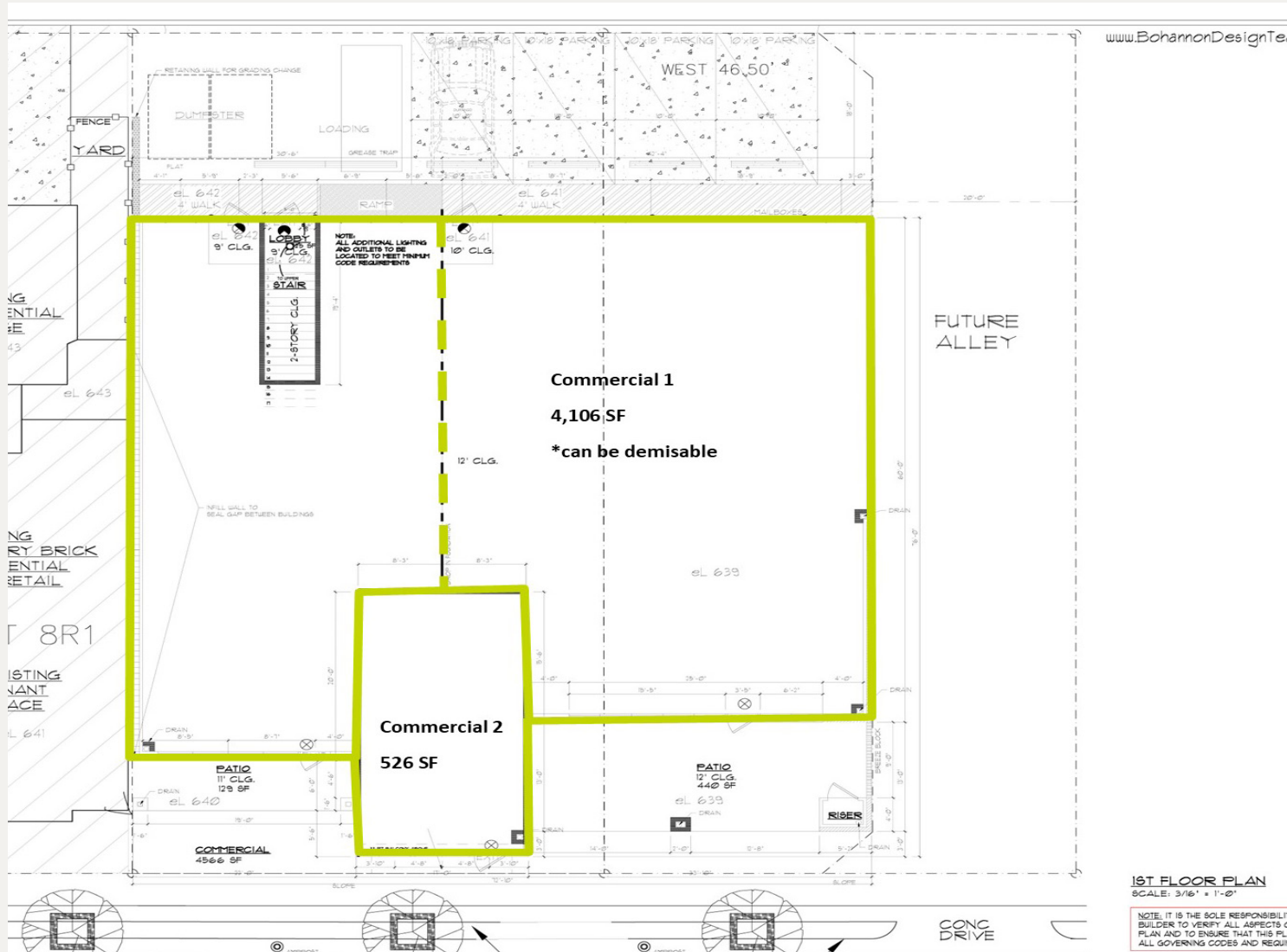
**RELENTLESSLY PURSUING WHAT MATTERS.**



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## FLOOR PLAN - 1ST FLOOR



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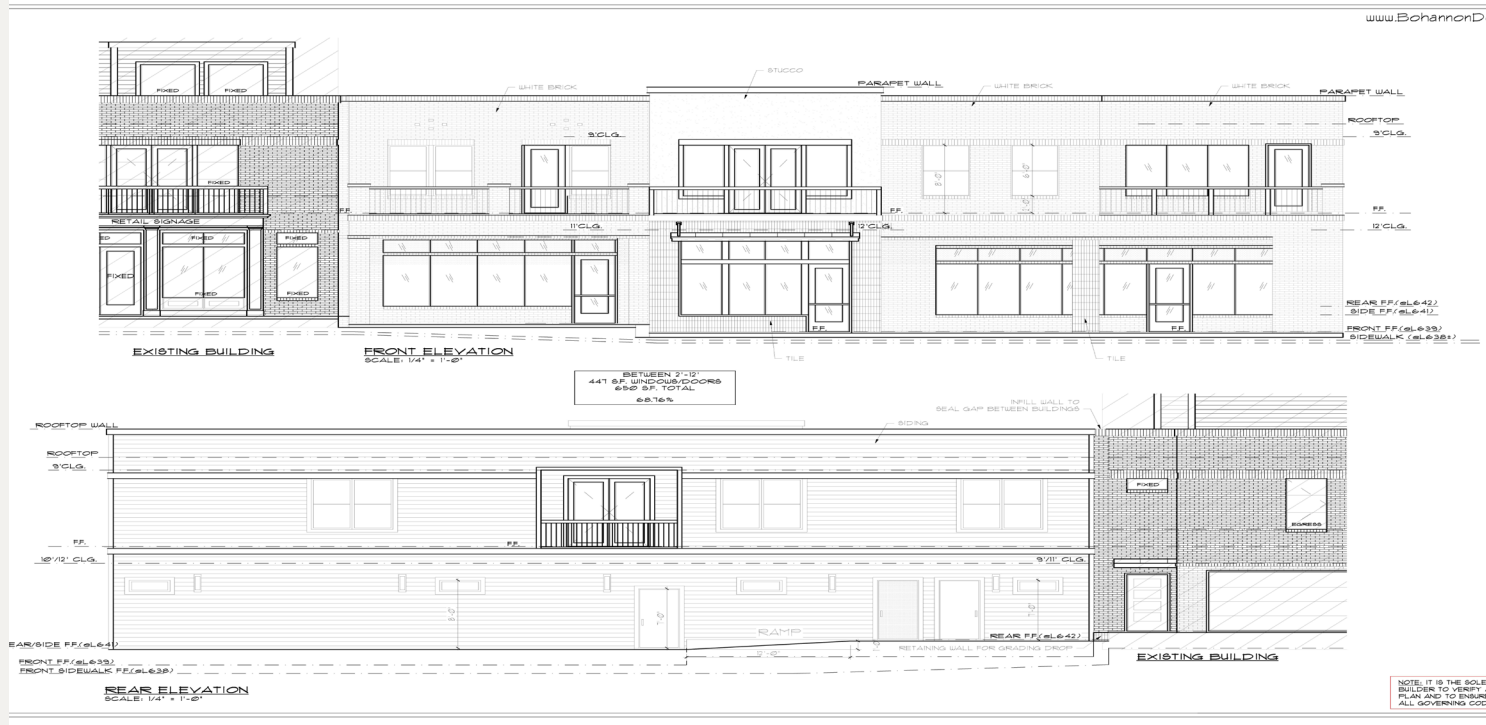


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## RENDERINGS



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## AREA MAP



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# LANCARTE

## COMMERCIAL

Sarah LanCarte CCIM, SIOR  
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