

Retail ★ LEASE

LanCarteCRE.com

3900 HEMPHILL ST FORT WORTH, TX 76110



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PROPERTY FEATURES

- 10,005 SF
- 0.58 AC Lot with ample parking
- Available July 1, 2025
- Zoning E & R- (Neighborhood Commercial & Residential) – ideal for retail, medical, or service uses
- High visibility along Hemphill
- Pylon/ Monument signage
- Former Dollar General space

LOCATION OVERVIEW

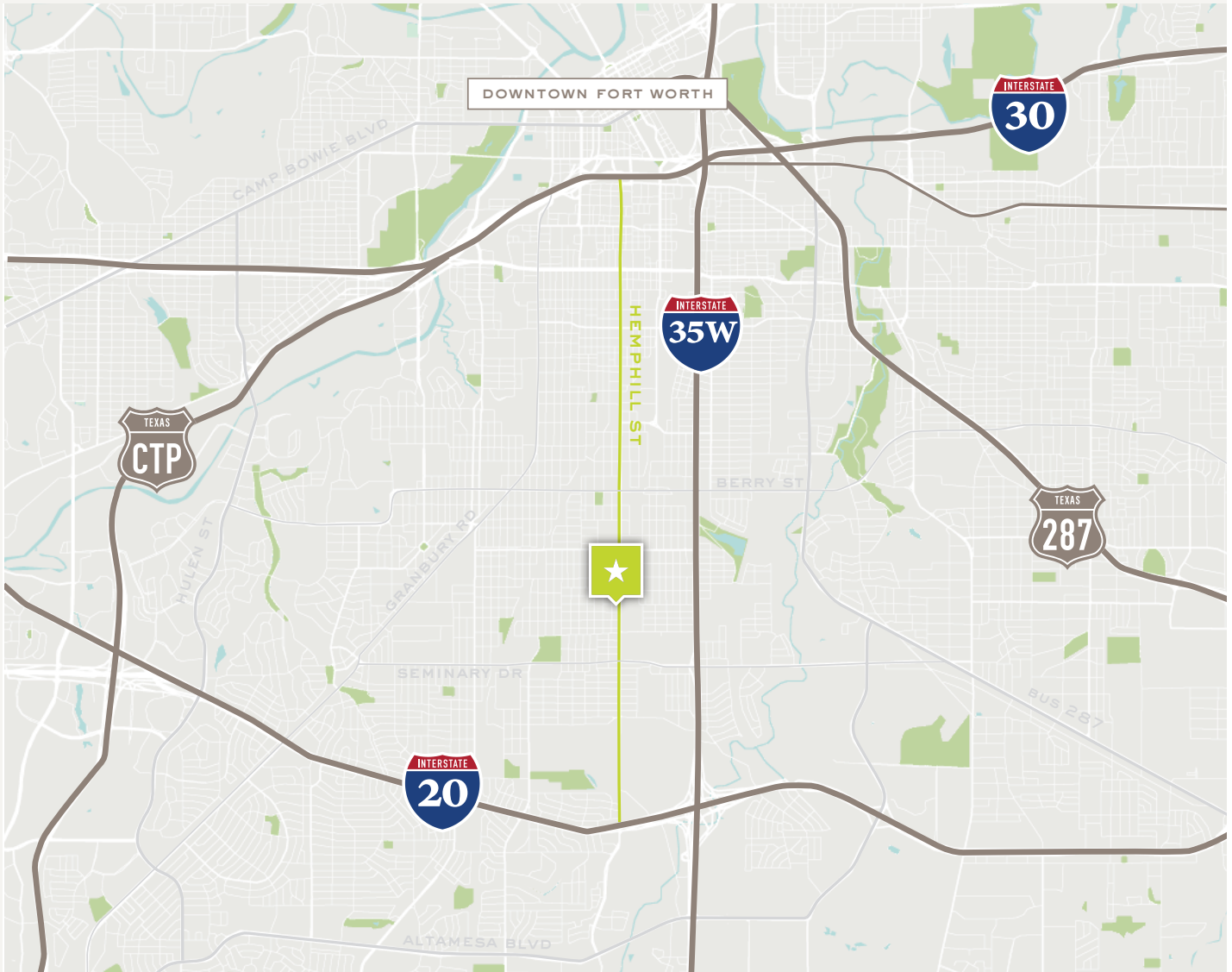
Situated at 3900 Hemphill St in Fort Worth, TX, this retail property offers excellent visibility along a bustling commercial corridor. The location provides convenient access to major highways, including I-35W and I-20, facilitating easy connectivity to downtown Fort Worth and surrounding areas. The area is characterized by a mix of residential and commercial developments, making it an ideal spot for businesses seeking to establish a strong presence in a vibrant community.

LEASING STRUCTURE

\$18.00 /SF NNN

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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