

Office ★ SALE OR LEASE

1300 W MAGNOLIA AVENUE FORT WORTH, TX 76104



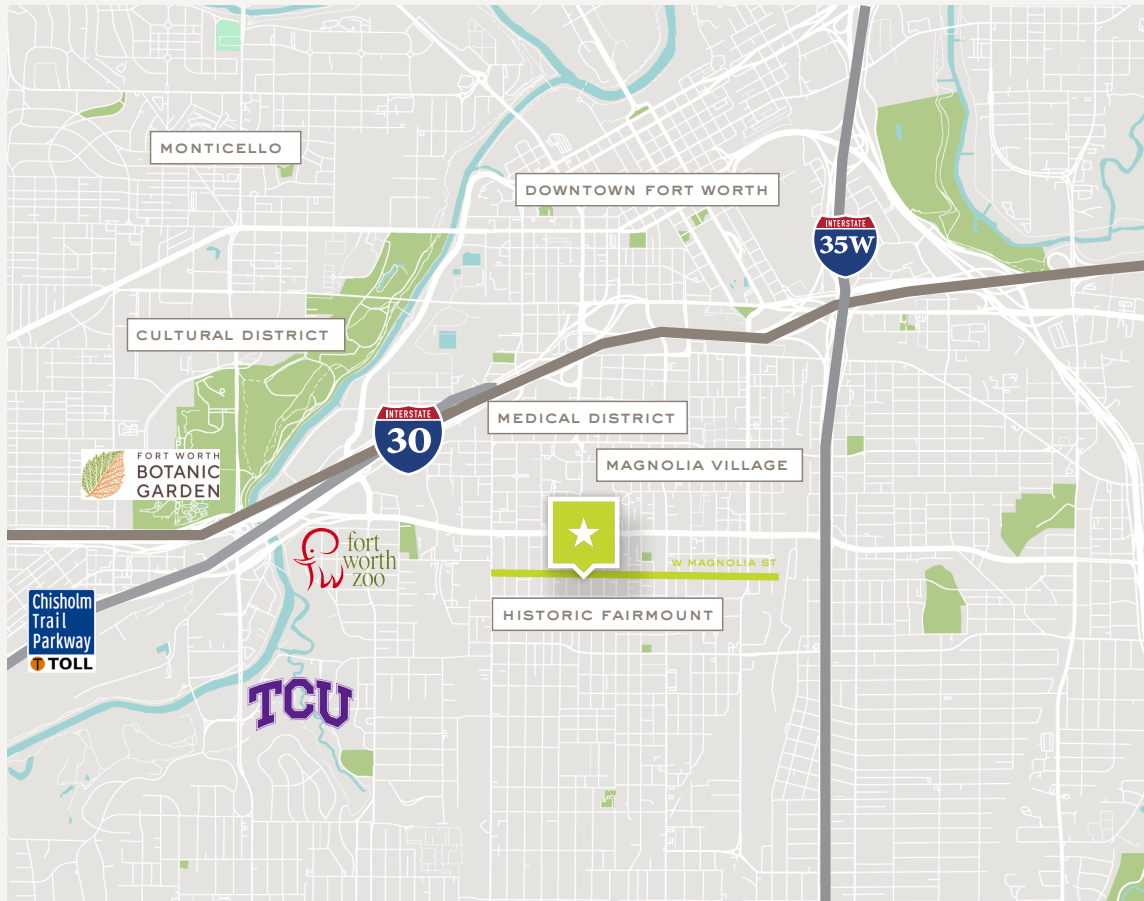
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LanCarte.com



PROPERTY FEATURES

- +/-2,340 SF freestanding commercial building
- Flexible layout suited for medical, dental, office, or retail users
- Configured as two suites
- Established dental practice occupies half of the building

LOCATION OVERVIEW

Located in the heart of Magnolia Avenue at the corner of Lake Street, the property offers a rare owner-user or investment opportunity in Fort Worth's thriving Near Southside. The highly visible location is surrounded by restaurants, retail, medical offices, and established neighborhoods, creating strong traffic, walkability, and enduring demand along the Magnolia Avenue corridor, one of Fort Worth's most desirable and recognizable mixed-use districts.

AVAILABLE SPACES FOR LEASE

SPACE 1 **1,170 SF**

LEASING STRUCTURE & SALE PRICE

CONTACT BROKER



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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
14K	109K	290K

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$111k	\$104k	\$96k

AVERAGE HOUSING UNITS

1 MILE	3 MILES	5 MILES
6K	42K	103K

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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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