

Retail ★ 2ND GEN RESTAURANT FOR LEASE

1311 LIPSCOMB ST FORT WORTH, TX 76104



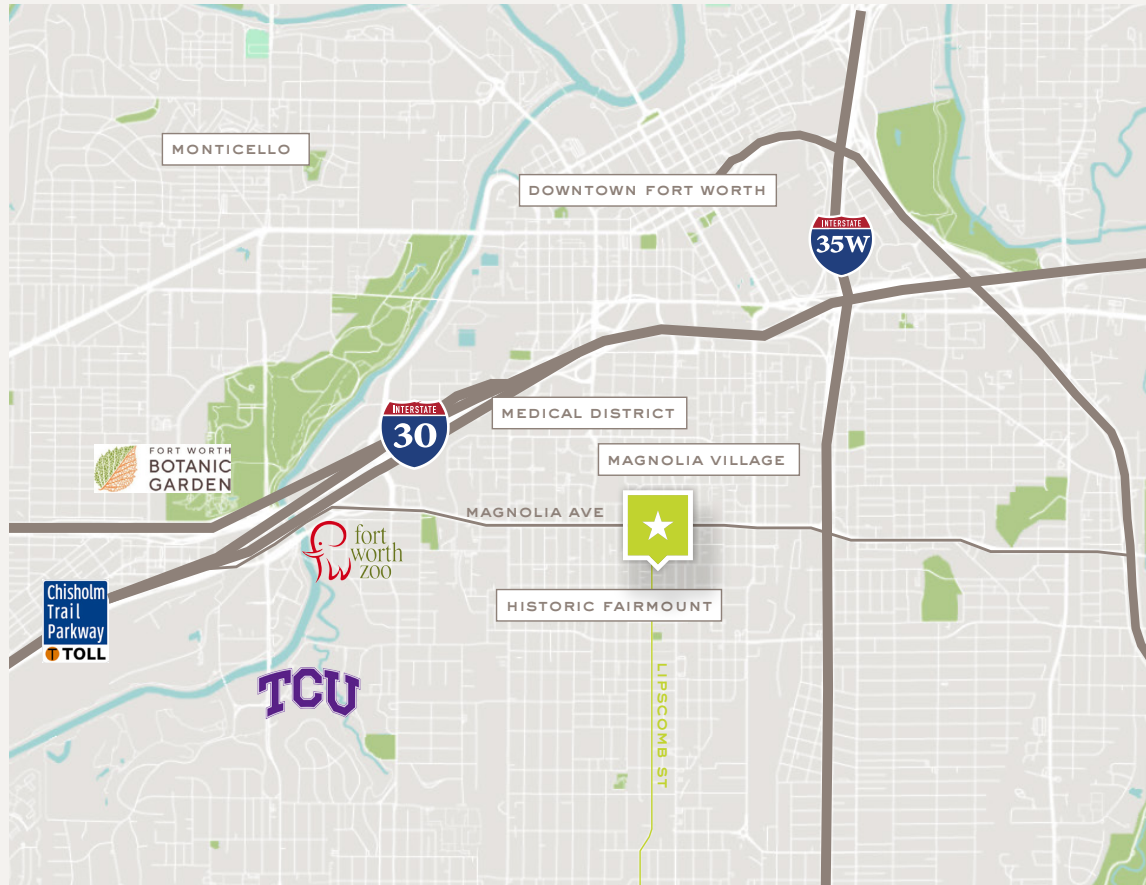
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LanCarte.com



PROPERTY FEATURES

- Square Footage: 5,356 SF interior space
- 2nd Generation Restaurant Space
- Rooftop Patio Overlooking Magnolia
- Full Kitchen + Bar Infrastructure in Place
- Located in High-Traffic, Walkable Corridor
- Surrounded by Established Restaurants + Bars
- Ideal for Restaurant, Bar, or Lounge Concept
- Patio + Rooftop Allow for Events + Extended Hours

LOCATION OVERVIEW

Rare opportunity to lease a fully built restaurant space in the heart of Magnolia with a true rooftop patio component. This location offers immediate access to one of Fort Worth's most active dining and nightlife corridors, with strong foot traffic and built-in demand. The existing improvements allow for a faster opening timeline while the rooftop patio creates a unique experiential element that drives traffic and increases dwell time.

LOCAL RETAILERS



LEASE STRUCTURE

\$35/SF + NNN (\$9.50/SF)

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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

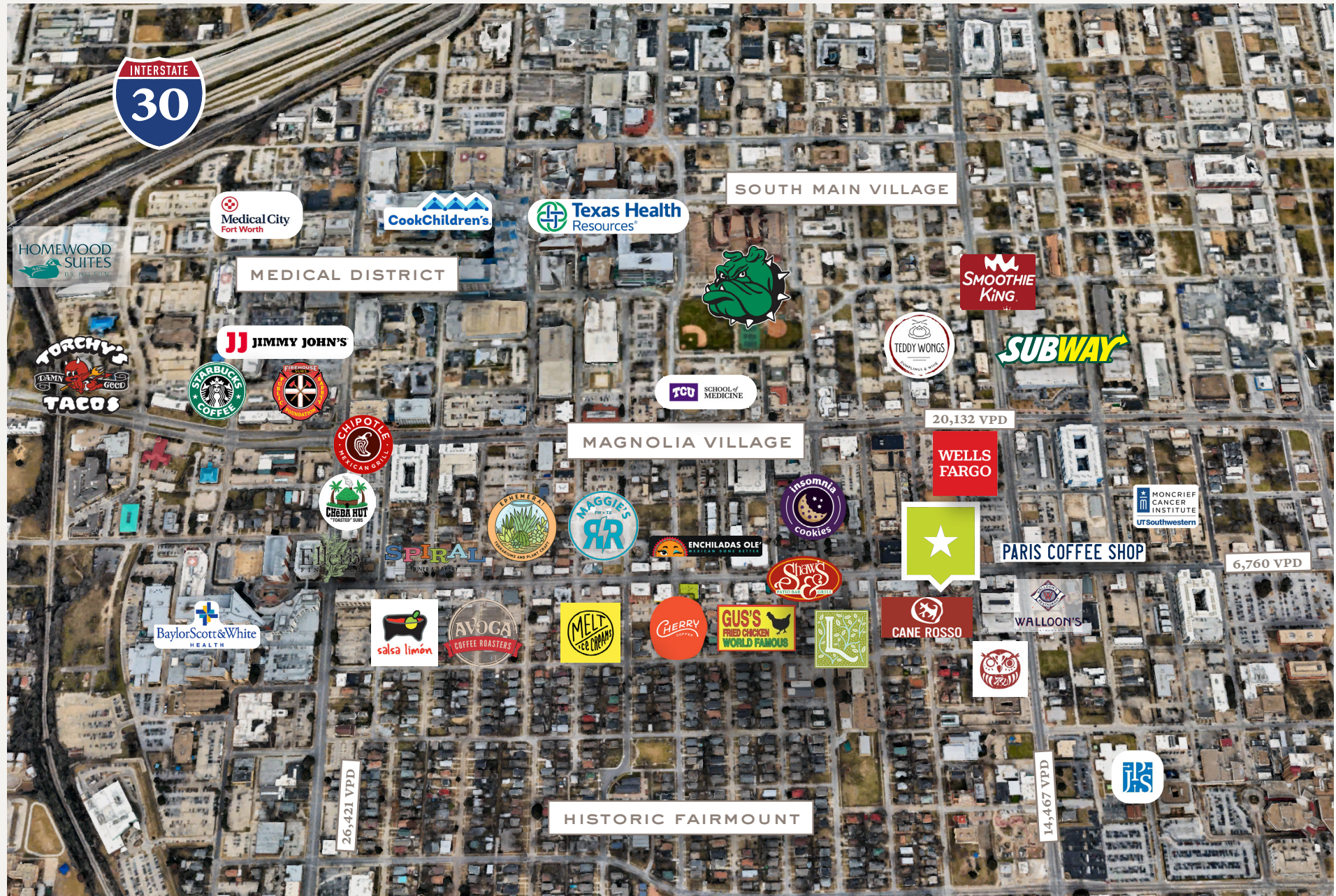
AVERAGE HOUSING UNITS

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

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COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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