

# ROSEDALE MEDICAL

1650 W Rosedale St | Fort Worth, TX 76104

Healthpeak® | DOC  
LISTED  
NYSE



Leasing Information:  
214.461.2388

# Lincoln

|                     |                       |                         |
|---------------------|-----------------------|-------------------------|
| <b>Banks Newton</b> | <b>Douglas Maclay</b> | <b>Elizabeth Madden</b> |
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8140 Walnut Hill Lane  
Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)



Property Overview

Rosedale Medical is a Class B, outpatient medical building with institutional ownership located on the campus of Medical City Fort Worth. The building is conveniently located on the NEC of Rosedale Street and 9th Avenue. The building has move in ready spec suites, and recently completed a full building renovation, upgrading mechanical systems, exterior updates, and updated common areas.

Property Highlights

- Move-in ready spec suites
- Recently completed a full building renovation
- Upgraded mechanical systems
- Exterior updates, and updated common areas.

Availabilities

|           |          |
|-----------|----------|
| Suite 210 | 2,568 SF |
| Suite 300 | 1,891 SF |
| Suite 306 | 2,095 SF |

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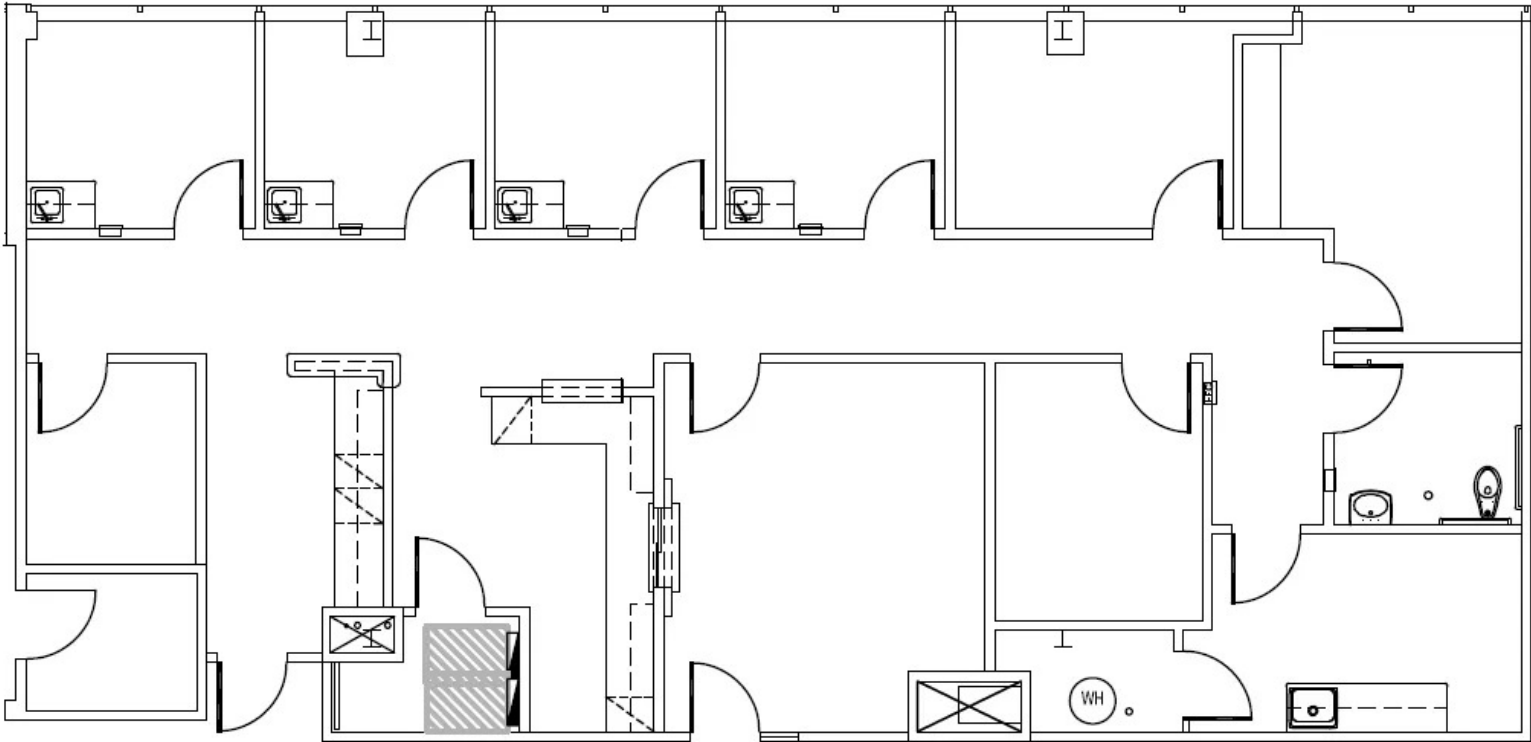
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| Suite     | Size     | Video URL                 |
|-----------|----------|---------------------------|
| Suite 210 | 2,568 SF | <a href="#">View Here</a> |

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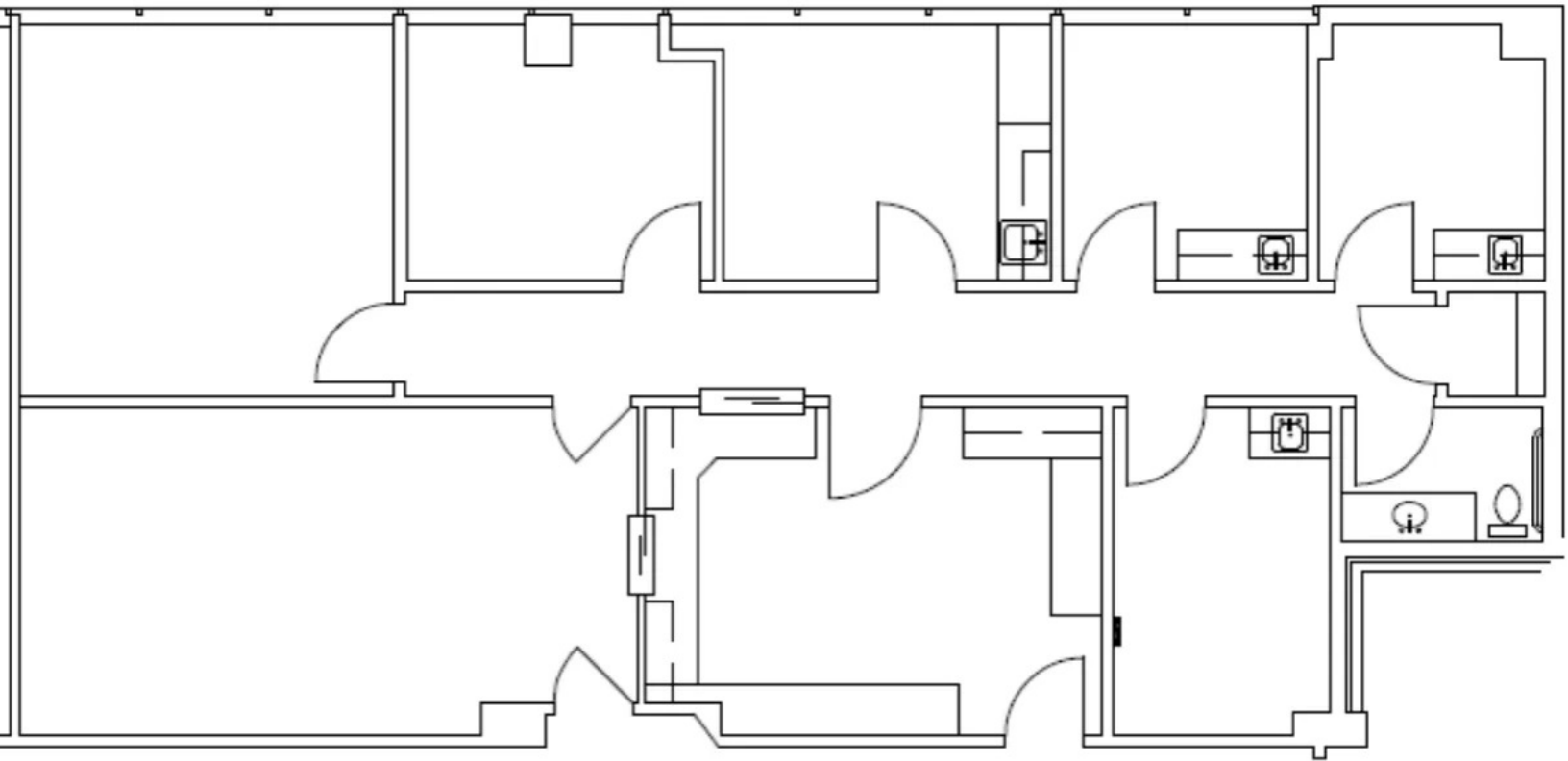
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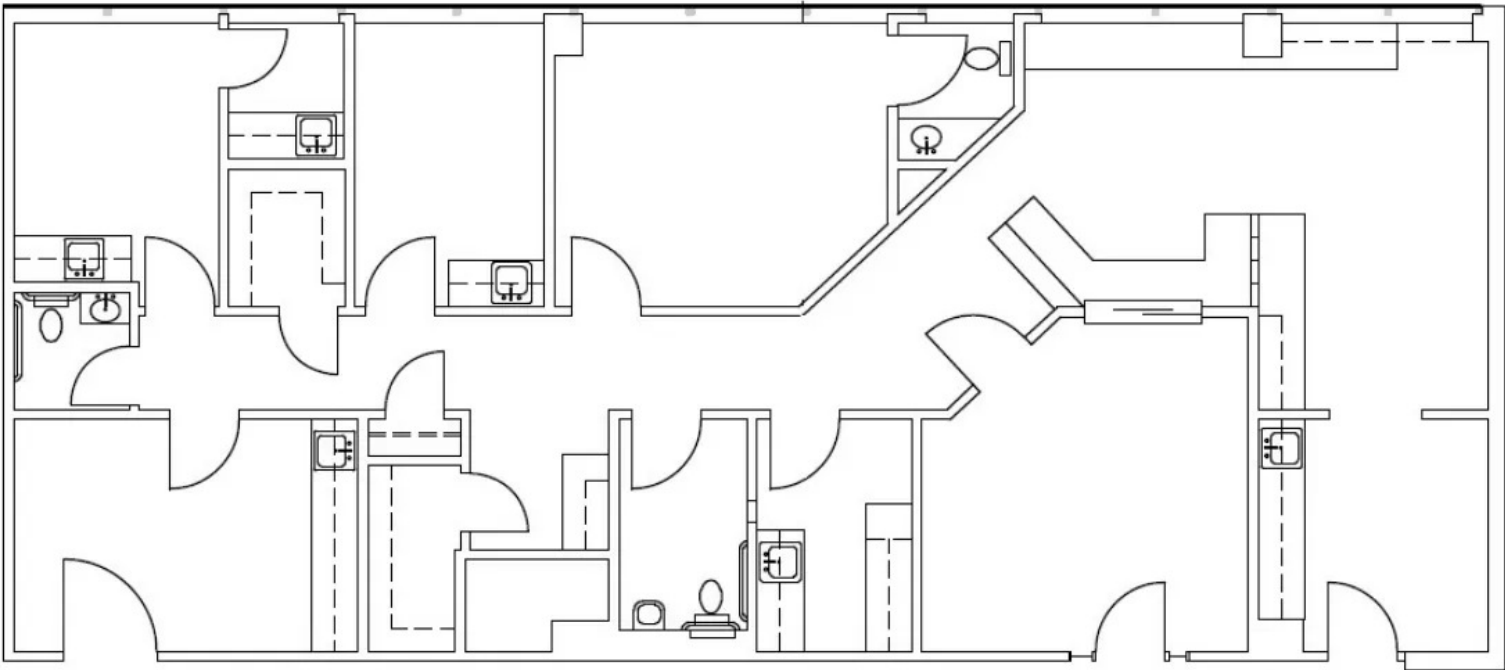
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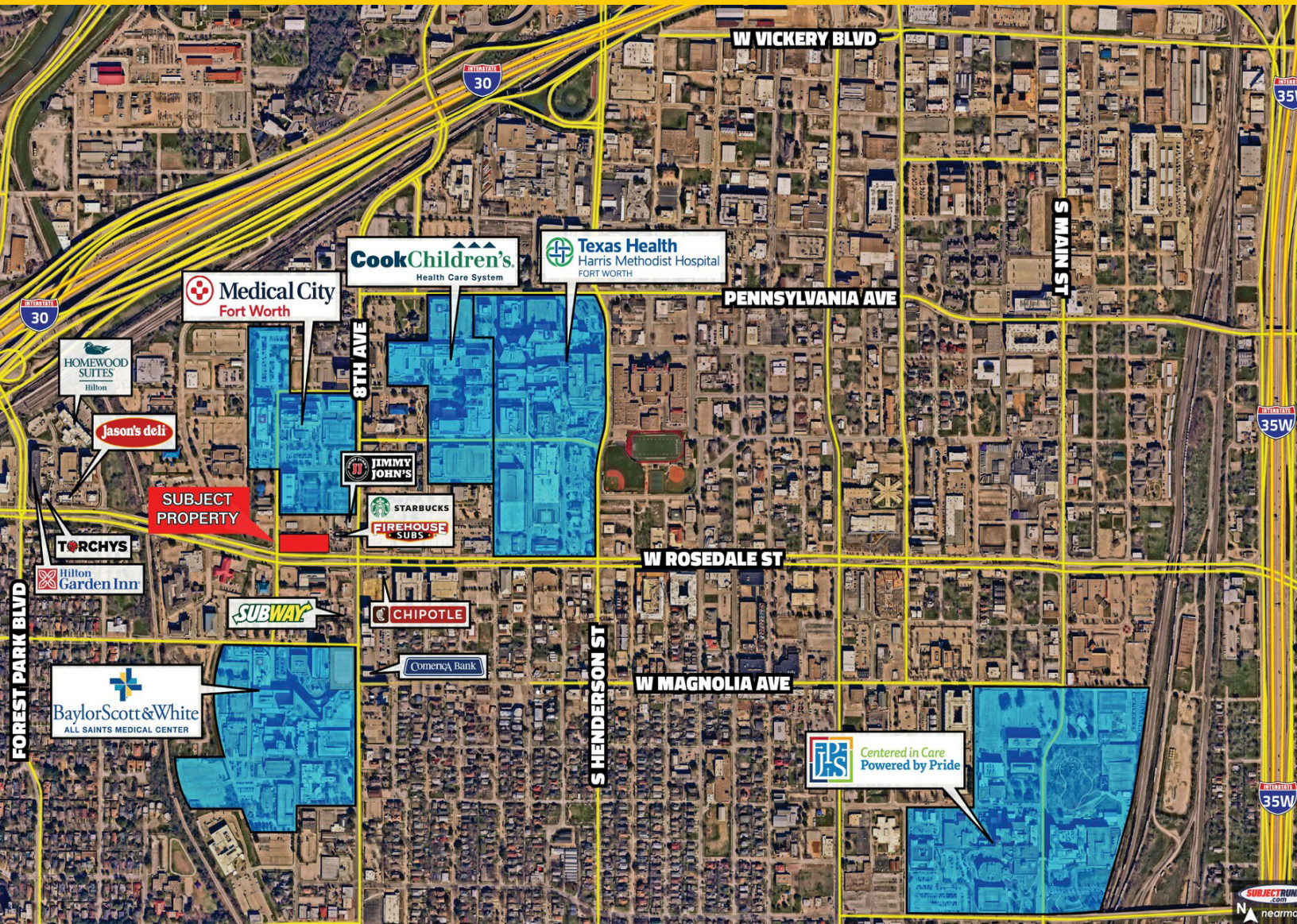
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## Nearby Amenities



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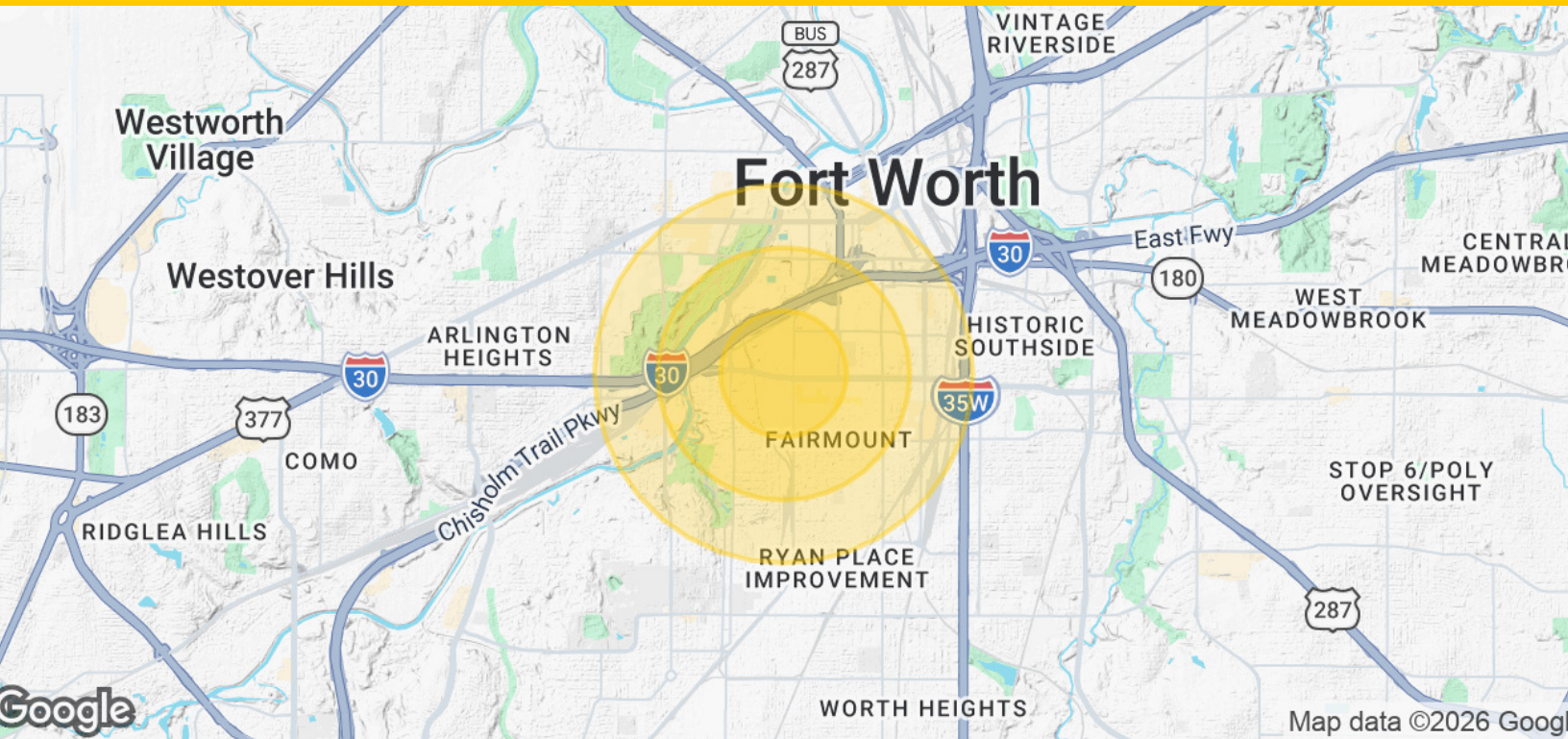
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## Demographics Map & Report



| Population           | 0.5 Miles | 1 Mile    | 1.5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,754     | 9,109     | 23,521    |
| Average Age          | 44.0      | 39.5      | 36.1      |
| Average Age (Male)   | 46.4      | 41.1      | 37.6      |
| Average Age (Female) | 41.6      | 37.7      | 34.4      |
| Households & Income  | 0.5 Miles | 1 Mile    | 1.5 Miles |
| Total Households     | 938       | 5,004     | 11,599    |
| # of Persons per HH  | 1.9       | 1.8       | 2.0       |
| Average HH Income    | \$102,608 | \$93,817  | \$96,398  |
| Average House Value  | \$305,863 | \$318,680 | \$333,222 |

2020 American Community Survey (ACS)

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