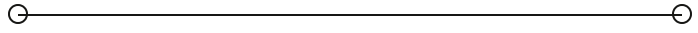


**LEASE**

# 2400 Ludelle Street

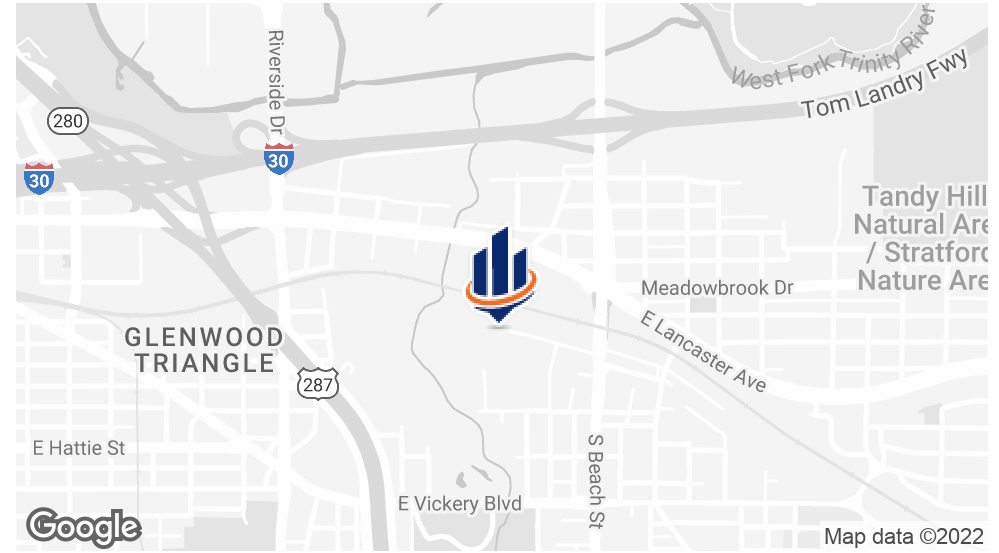
**2400 LUDELLE STREET**

FORT WORTH, TX 76105





## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.00 SF/yr (Plus \$1.65 NNN)
<b>AVAILABLE SF:</b>	900 - 24,000 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Dallas/Ft Worth
<b>SUBMARKET:</b>	East Ft Worth

## PROPERTY OVERVIEW

This property is located a ¼ mile south of I-30 and Beach Street, east of Downtown Ft. Worth. With its convenient access to I-35 and I-30, this property is situated nearby amenities including, restaurants, businesses, hotels, and airports. This property offers an abundance of benefits for any business looking to lease a space for industrial or warehouse purposes.

## PROPERTY HIGHLIGHTS

- Easy access to major truck routes such as I-35 and I-30.
- Close to the airport, making it perfect for businesses who need to ship goods across the country.
- Strategically located just East of Downtown Fort Worth.
- Grade Level Doors
- New Roof, Asphalt Drive and Paint

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	Plus \$1.65 NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	900 - 24,000 SF	<b>LEASE RATE:</b>	\$8 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE

Ste. A	Available	900 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. B	Available	1,800 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. C	Available	24,000 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. D	Available	4,500 SF	Plus \$1.65 NNN	\$8.00 SF/yr

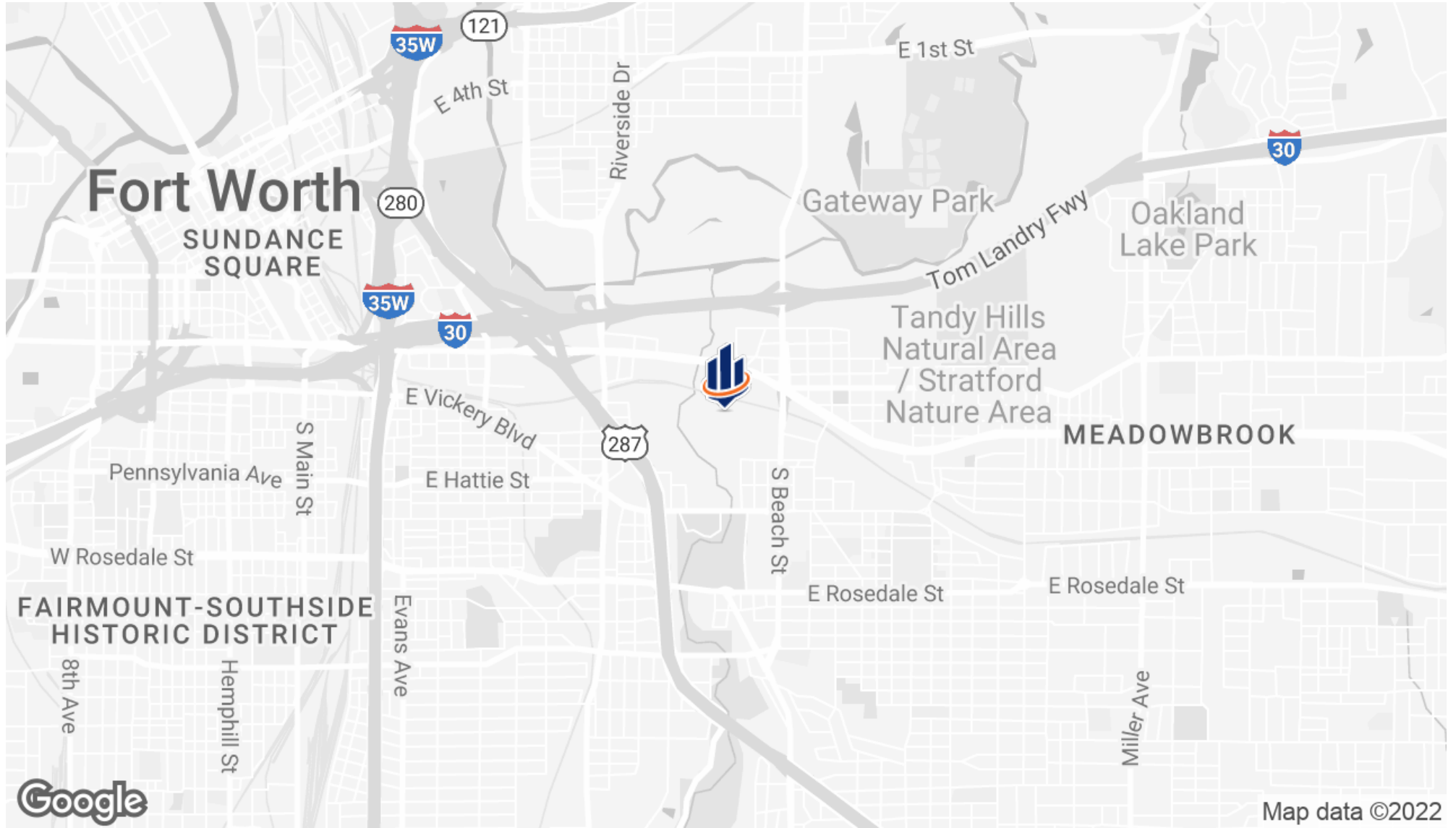




ADDITIONAL PHOTOS



# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,886	73,446	225,511
<b>AVERAGE AGE</b>	27.5	30.8	31.1
<b>AVERAGE AGE (MALE)</b>	27.8	29.8	30.4
<b>AVERAGE AGE (FEMALE)</b>	28.4	31.6	31.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,312	23,487	74,005
<b># OF PERSONS PER HH</b>	3.4	3.1	3.0
<b>AVERAGE HH INCOME</b>	\$37,019	\$40,858	\$46,007
<b>AVERAGE HOUSE VALUE</b>	\$56,865	\$99,736	\$104,778

\* Demographic data derived from 2020 ACS - US Census

