

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	7,200 SF
LEASE RATE:	\$5.00 SF/Yr (MG)
LOT SIZE:	0 Acres
BUILDING SIZE:	7,200 SF
GRADE LEVEL DOORS:	0
DOCK HIGH DOORS:	3
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1966
ZONING:	"I" Light Industrial
MARKET:	Central Fort Worth
SUB MARKET:	Beach Industrial
CROSS STREETS:	Woodrow Ave.
TRAFFIC COUNT:	0

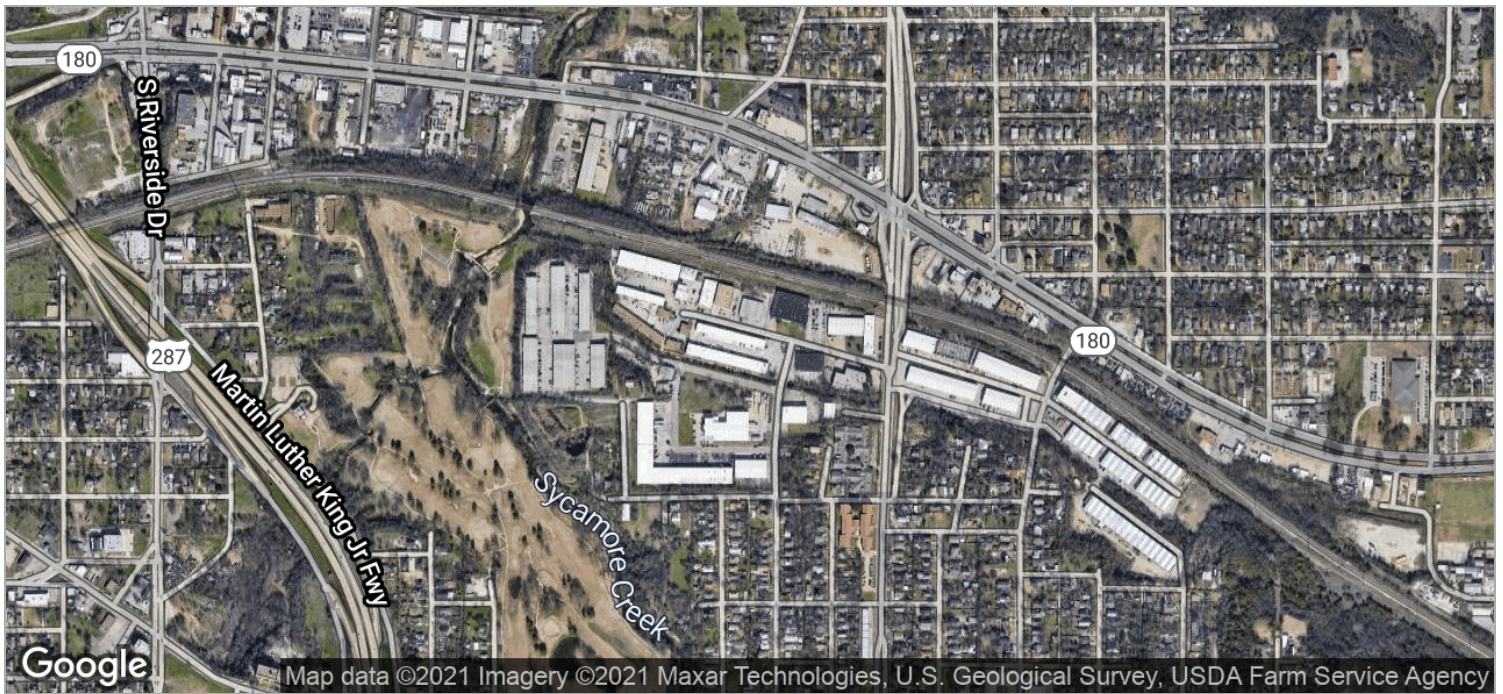
PROPERTY DESCRIPTION

Small office/warehouse located just off of Beach Street in central Fort Worth. Space has two dock-high doors and minimal office.

LOCATION OVERVIEW

Located 1 mile south of I-30 close to downtown Fort Worth. Good central location.

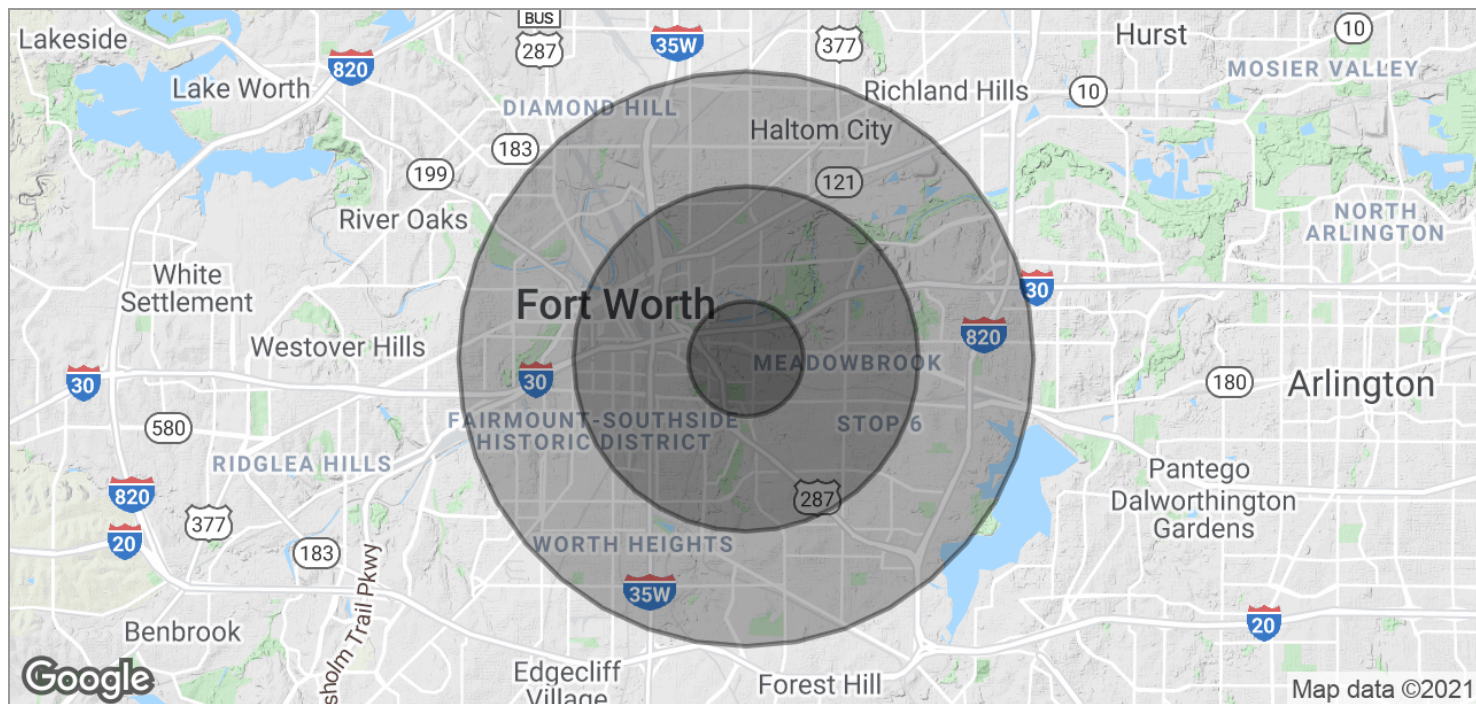
Location Maps



Additional Photos



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,177	74,120	223,233
MEDIAN AGE	27.2	30.7	31.2
MEDIAN AGE (MALE)	27.4	29.7	30.5
MEDIAN AGE (FEMALE)	28.1	31.6	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,371	23,718	73,539
# OF PERSONS PER HH	3.4	3.1	3.0
AVERAGE HH INCOME	\$38,020	\$40,247	\$45,888
AVERAGE HOUSE VALUE	\$56,814	\$97,283	\$103,502