

# 4701-4733 E Lancaster Avenue • Lease Space Available

Fort Worth, Texas



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1960; Renov 1992</b>
GLA:	<b>108,667 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>108,667 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,500 SF</b>
Max Contig:	<b>25,217 SF</b>
Total Available:	<b>77,292 SF</b>
Asking Rent:	<b>\$15.00/NNN</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4721	Off/Ret	Direct	22,000	22,000	22,000	\$15.00/NNN	Vacant	2 - 5 Yrs
P 1st	4701	Off/Ret	Direct	9,000 - 19,000	19,000	19,000	\$15.00/NNN	Vacant	2 - 5 Yrs
P 1st	4713	Off/Ret	Direct	25,217	25,217	25,217	\$15.00/NNN	Vacant	2 - 5 Yrs
P 1st	PAD S11	Off/Ret	Direct	2,500 - 3,500	3,500	3,500	\$15.00/NNN	Vacant	2 - 5 Yrs
P 1st	4709	Off/Ret	Direct	7,575	7,575	7,575	\$15.00/NNN	Vacant	2 - 5 Yrs

## AMENITIES

Bus Line, Dedicated Turn Lane, Pylon Sign, Signalized Intersection

## KEY TENANTS

Forrest's Antiques & More	7,705 SF	Inspired People Of Deliverance Ministry	7,575 SF
Happy Teeth Dental Centers	3,400 SF	Texas Health and Human Services Commission	2,000 SF
Uplift Ascend	500 SF		

## TRAFFIC & FRONTAGE

Traffic Volume: 17,370 on E Lancaster Ave & Edgewood Ter (2022)



### Telemachus Evens, EDFP

The City of Fort Worth, Texas  
Revitalization Coordinator

Phone 817.392.2680

Cell 817.718.4596

Telemachus.Evens@FortWorthTexas.gov

FortWorthTexas.Gov



### Aaron Farmer

The Retail Coach, LLC  
President

Office 662.844.2155

Cell 662.231.0608

AFarmer@theretailcoach.net

www.TheRetailCoach.net