

# Retail ★ 2ND GENERATION RESTAURANT FOR SALE

1617 NW 25TH, FORT WORTH, TX 76164



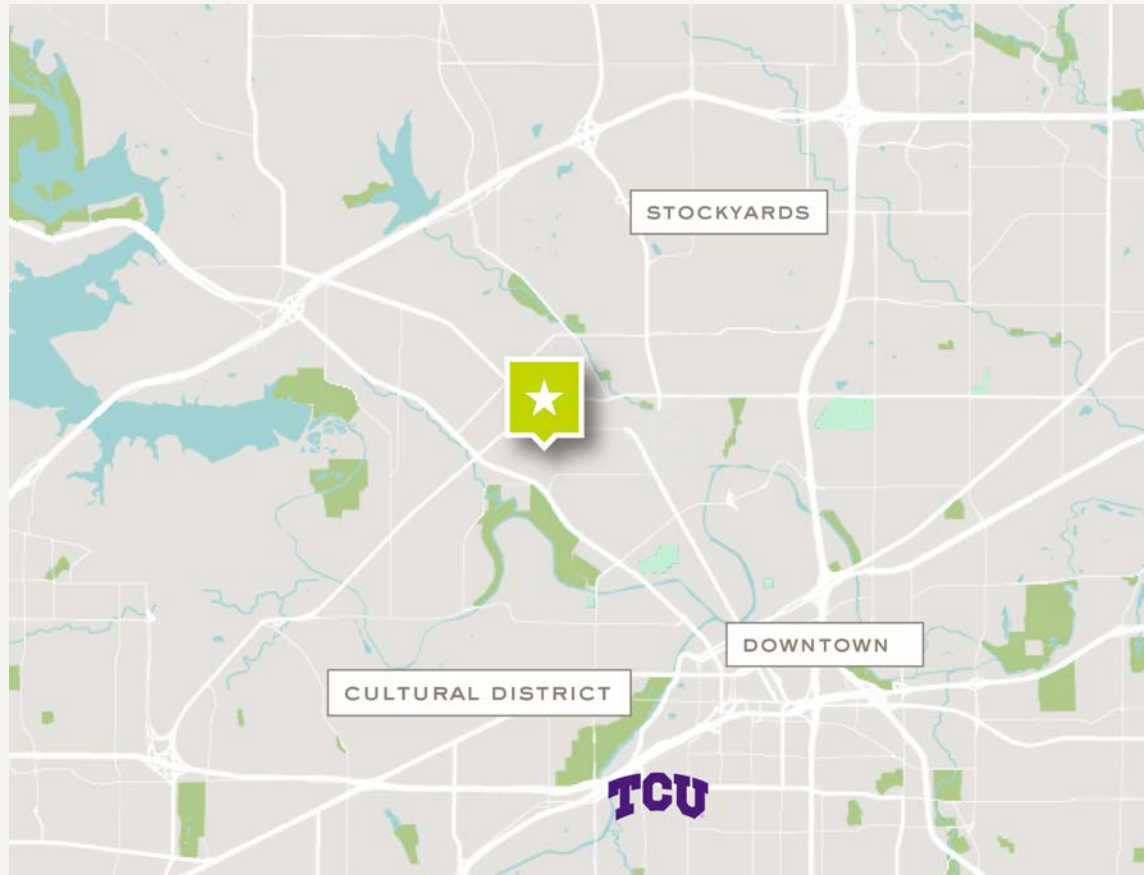
Nick Talley  
817-907-0327  
ntalley@lancarte.com

Brittany Doyle, CCIM  
806-206-0290  
bdoyle@lancarte.com

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LanCarte.com



## PROPERTY FEATURES

- +/- 3,390 SF Freestanding Building
- 2nd Generation Restaurant Space
- Existing Kitchen Infrastructure in Place
- Functional Dining + Back-of-House Layout
- Long-Term Owner Occupant (50+ Years)
- Strong Visibility in Established Trade Area
- On-Site Parking
- Zoning Allows Restaurant / Retail Use

## LOCATION OVERVIEW

This property offers a rare opportunity to acquire a freestanding second-generation restaurant in North Fort Worth. The current owner, operating here for over 50 years, is retiring, creating an opportunity to reposition or continue restaurant use. The layout includes a functional kitchen, dining area, and infrastructure, helping reduce buildout costs for a new operator.

## LOCAL RETAILERS



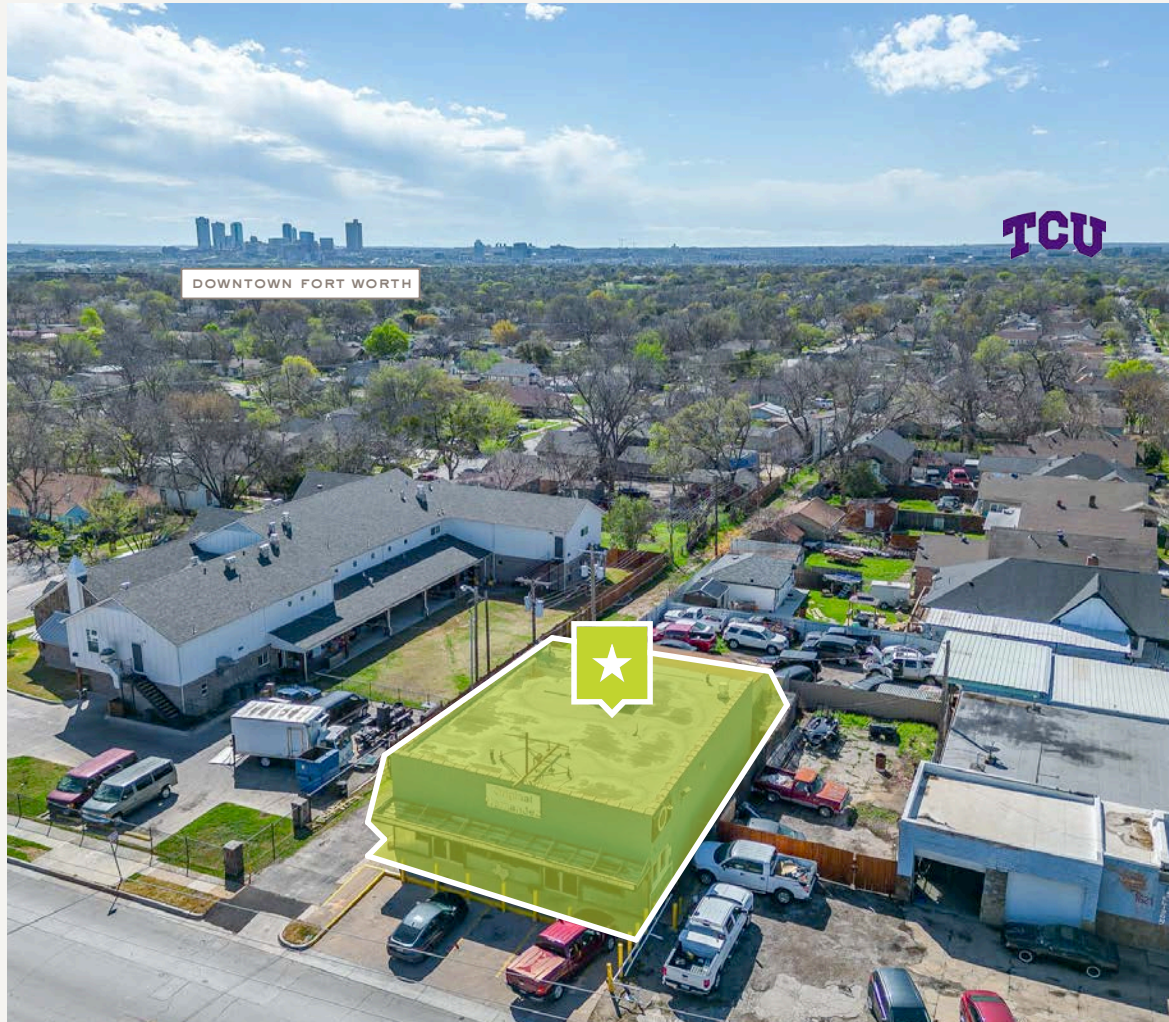
## SALE PRICE

**\$825,000**

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## DEMOGRAPHICS

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### 2025 POPULATION

.3 MILES	.5 MILES	1 MILE
<b>2.6K</b>	<b>5K</b>	<b>18.8K</b>

### AVERAGE INCOME

.3 MILES	.5 MILES	1 MILE
<b>\$66K</b>	<b>\$65K</b>	<b>\$65K</b>

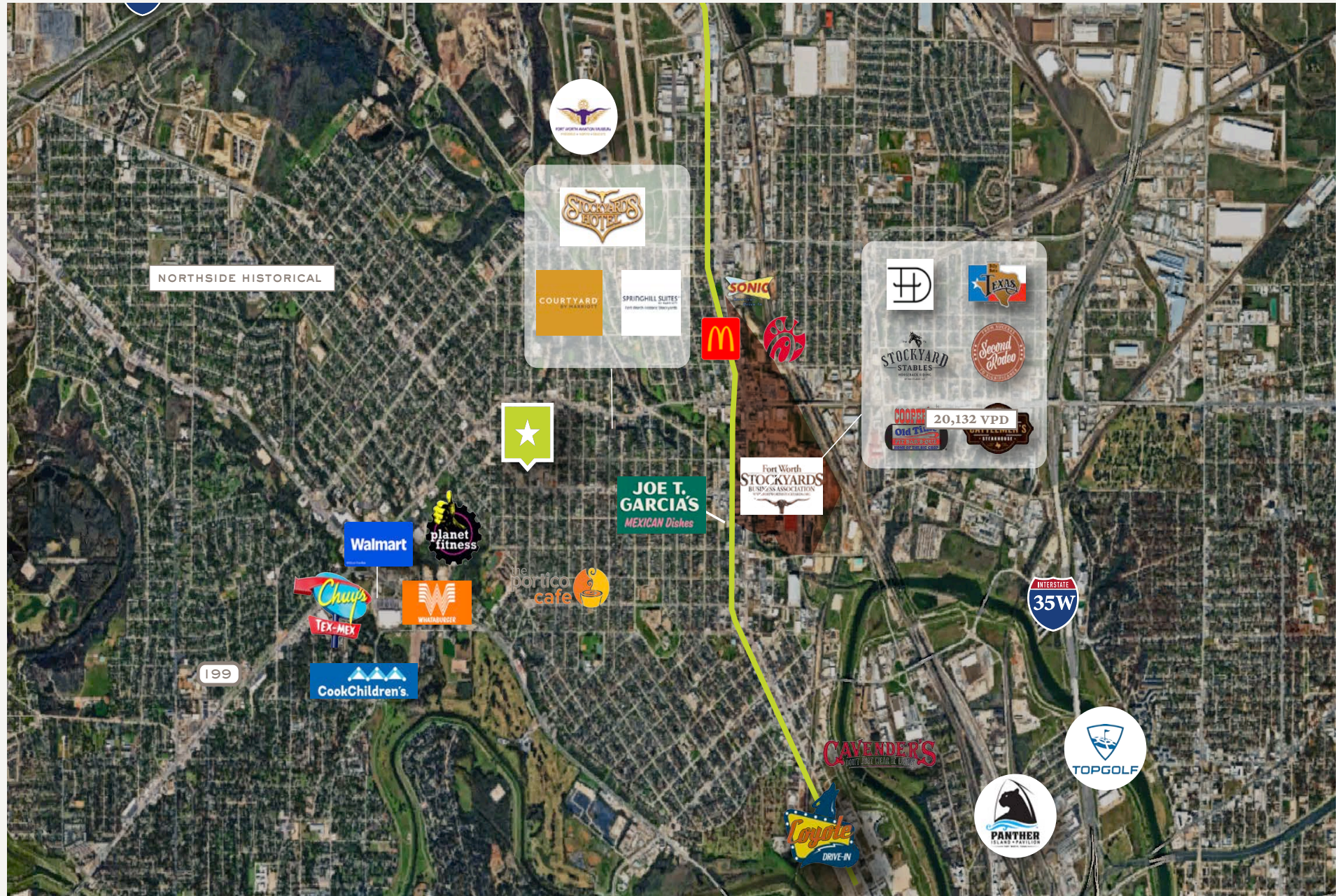
### AVERAGE HOUSE VALUE

.3 MILES	.5 MILES	1 MILE
<b>\$170K</b>	<b>\$181K</b>	<b>\$197K</b>

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**COMMERCIAL**  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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