

Bicocchi

215 S Jennings St., Fort Worth TX 76104



FOR LEASE

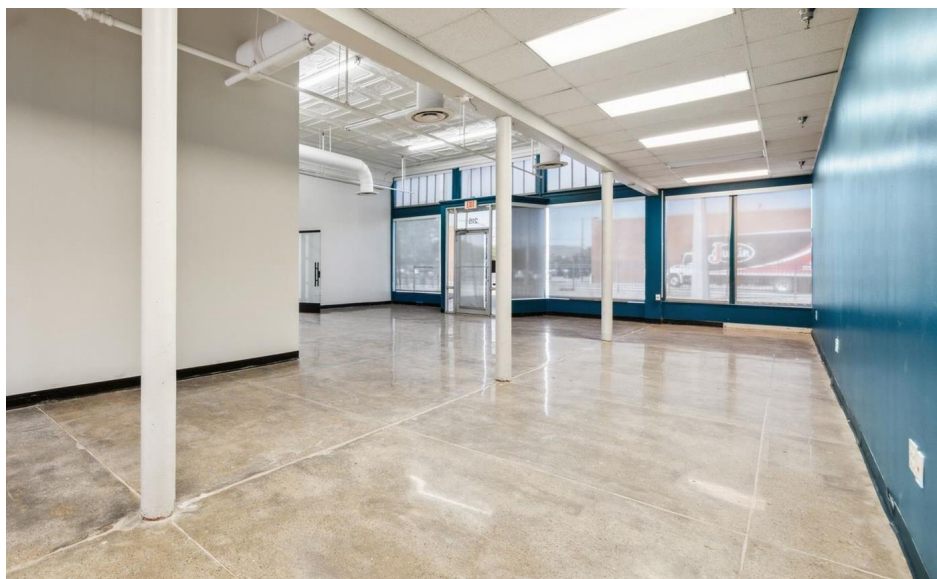
LEAGUE Commercial

THE SPACE

Location	215 S Jennings St. Fort Worth, TX 76104
Size	1,700 SF
Space	Available
Rent (Monthly)	\$22.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Old Building Character with Updated Modern Features
- High Ceilings - 14ft Downstairs
- Walkable To Many Local Restaurants and Bars
- Gated Parking Lot
- Ground Floor Retail/Office



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,566	101,854	295,301

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,450	\$109,985	\$101,311

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,750	41,233	106,084

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	3
BUILDING SF	15,246
AVAILABLE SF	1,700
LAND SF	14,773
LAND ACRES	.34
YEAR BUILT	1909
YEAR RENOVATED	2020
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
CORNER LOCATION	Yes

MECHANICAL

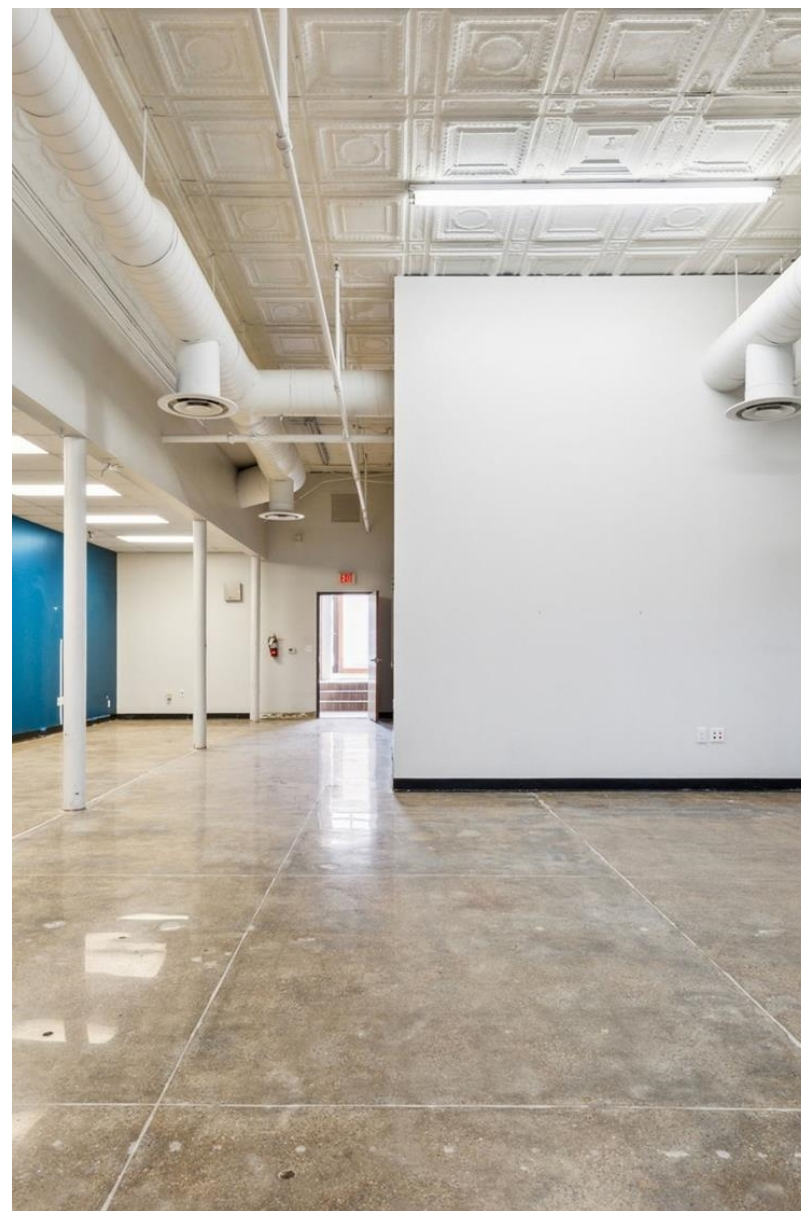
HVAC	Central
FIRE SPRINKLERS	Yes

CONSTRUCTION

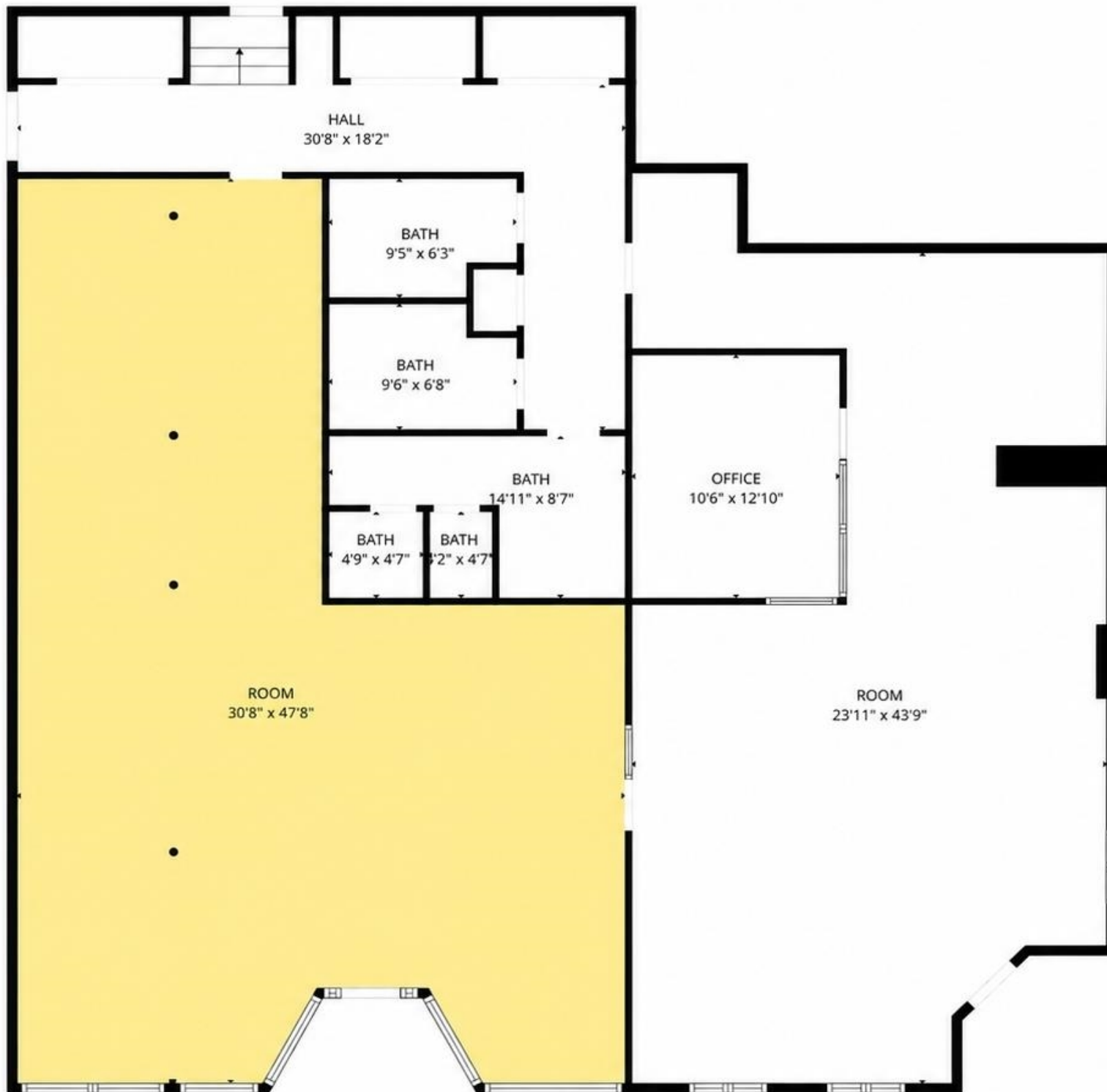
FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Concrete
ROOF	Flat

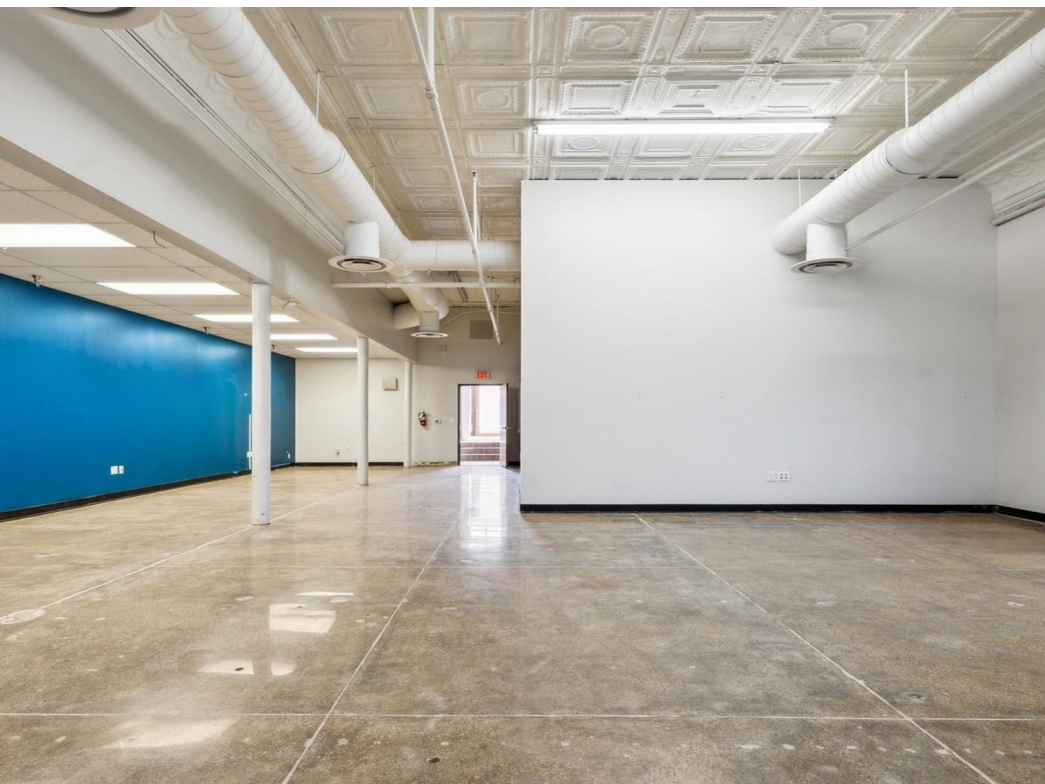
TENANT INFORMATION

MAJOR TENANT/S	Fort Worth Barbershop, Halo Hospice
----------------	-------------------------------------









CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from League Commercial and it should not be made available to any other person or entity without the written consent of League Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to League Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, League Commercial has not verified, and will not verify, any of the information contained herein, nor has League Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Ross Utley
League Commercial
Director
(817) 368-7887
ross@leaguere.com
0657253

LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguerecommercial.com/>

powered by CREOP