

Retail/Office ★ LEASE

4200 HERITAGE TRACE PKWY, FORT WORTH, TX 76244



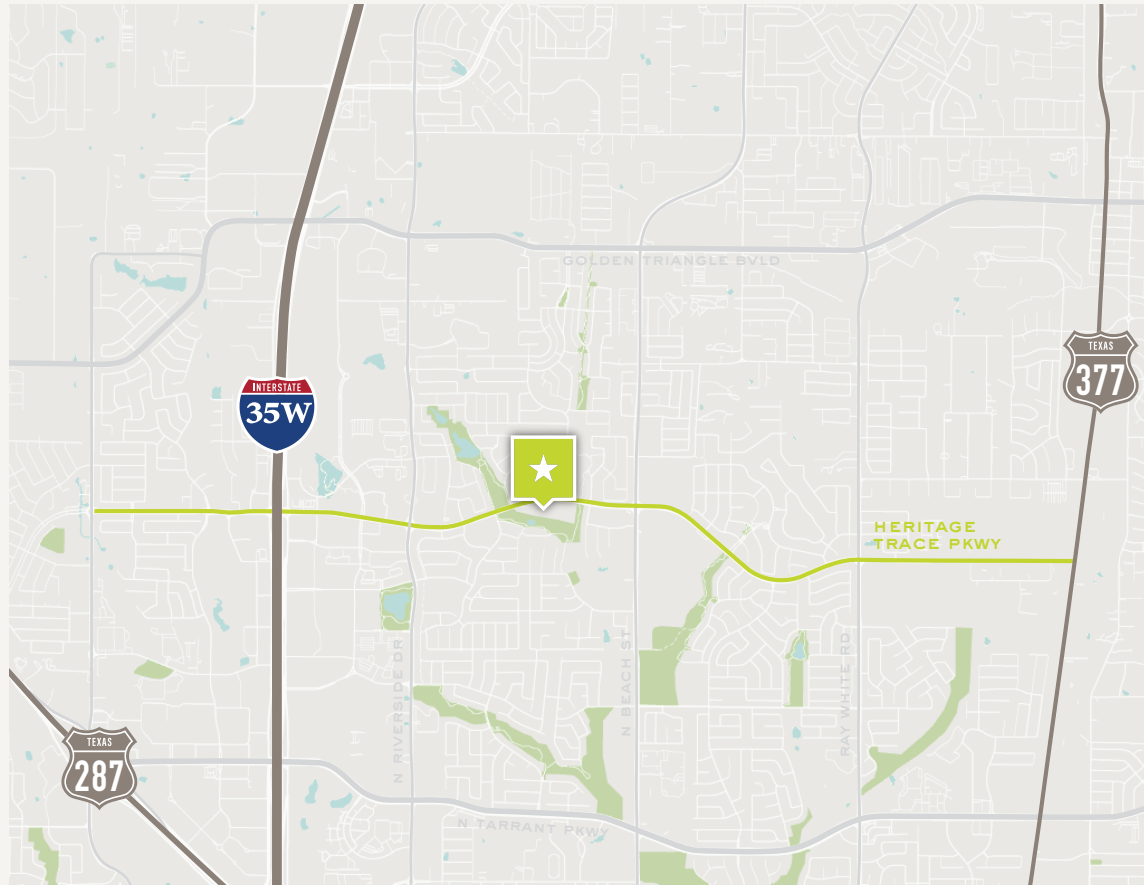
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PROPERTY FEATURES

- 2,583 SF Available
- Built in 2006, renovated in 2026
- Flexible layout suitable for clinical, administrative, or general office
- Ample parking
- 16,398 vehicles per day

LOCATION OVERVIEW

Located in the heart of North Fort Worth's Heritage/Alliance corridor, this professional office/medical building offers 2,583 SF of first-floor space ready for immediate occupancy. Enjoy exceptional visibility and access along Heritage Trace Parkway, just minutes from I-35W, with proximity to Alliance Global Logistics Hub, major employers, and affluent residential growth (median HH income \$100K+).

AVAILABLE SPACES

SUITE B 2,584 SF

SUITE C 1,737 SF

LEASE STRUCTURE

\$27/SF + NNN

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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
19K	120K	291K

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$146K	\$137K	\$98K

AVERAGE HOUSING UNITS

1 MILE	3 MILES	5 MILES
6K	39K	98K

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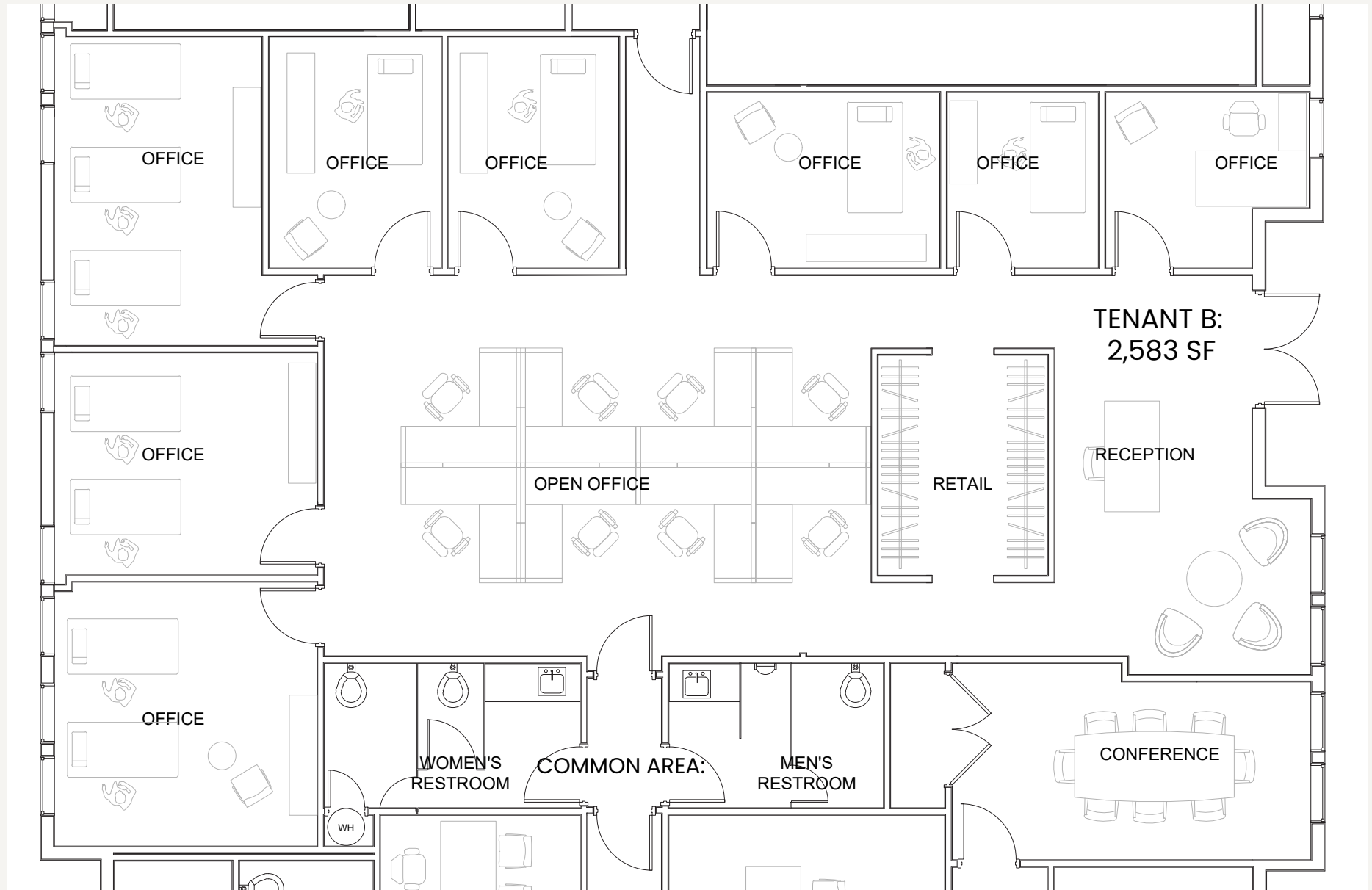


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FLOOR PLAN - TENANT B

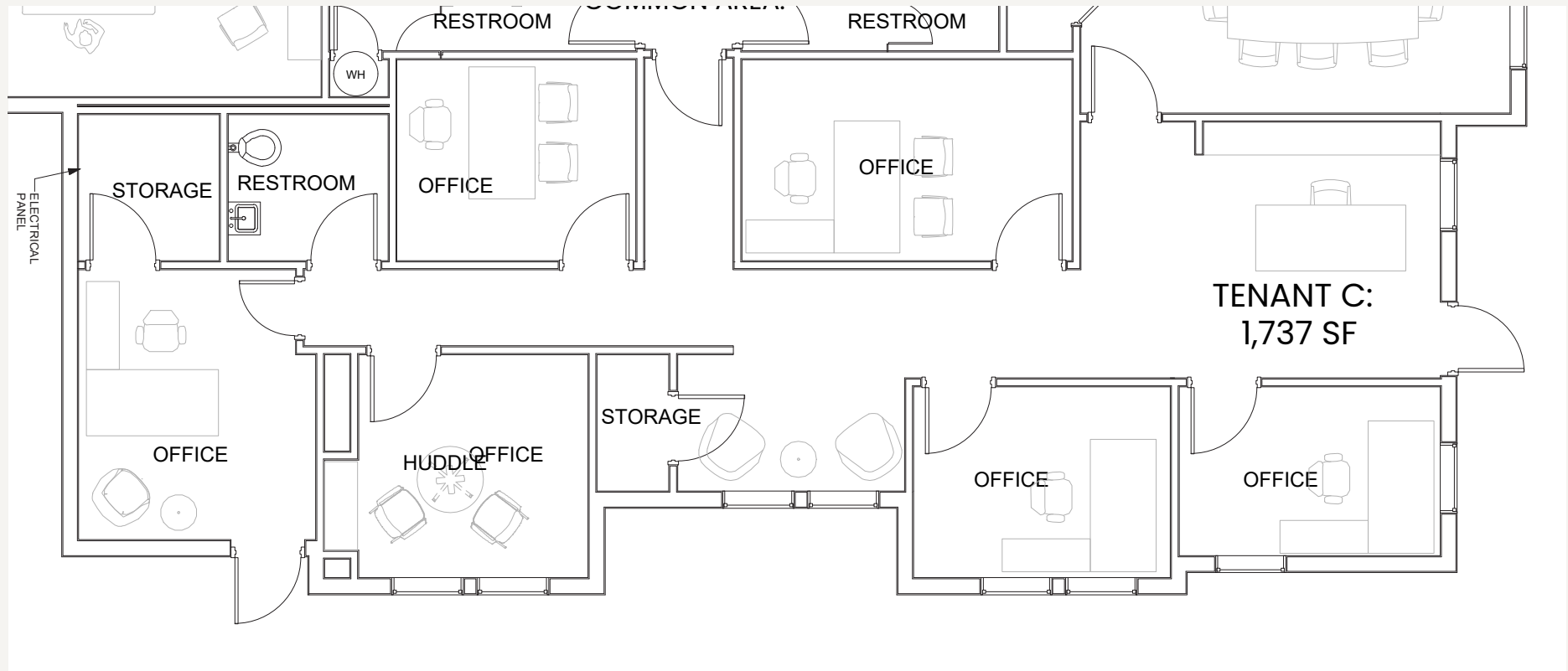


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FLOOR PLAN - TENANT C





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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