

# 1032 Sandy Lane

FORT WORTH, TX 76120

For Lease

± 6,000 SF

Office/Medical/Retail

Zoned "E" Neighborhood  
Commercial



## PROPERTY HIGHLIGHTS

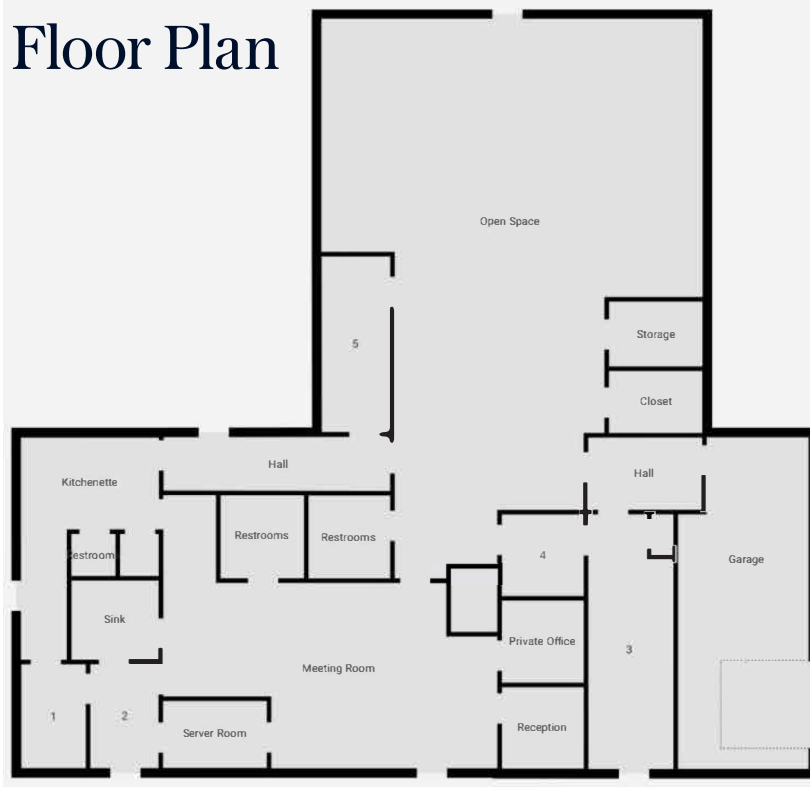
- Former Dialysis Clinic
- Behind New Elementary School
- Ample Parking
- 0.2 Miles From Bus Stop
- Flexible Floorplans
- Zoned "E" Neighborhood Commercial:  
Permitted Uses May Include:
  - o Daycare and Schools
  - o Healthcare Facilities, Doctors Office, Medical Clinic
  - o Assisted Living, Nursing Home
  - o Event Center
  - o Restaurants, Office, Retail, and Service

## PRICING INFORMATION:

- Build to Suit Available
- Contact Broker



## Floor Plan



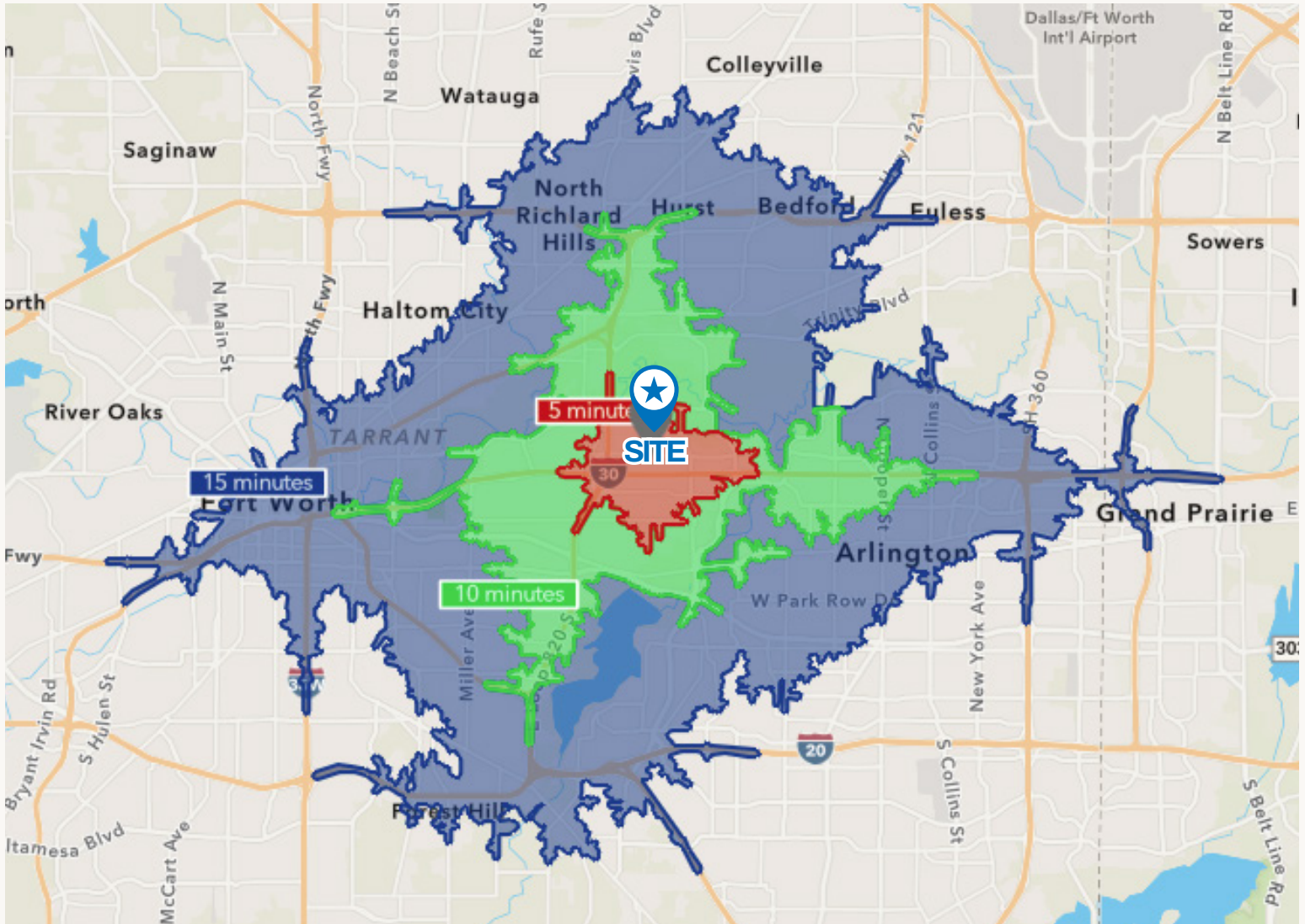
Jason Harrell, CCIM

Vice President, Office

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# DEMOGRAPHICS



## DEMOGRAPHICS

## TRAFFIC COUNTS

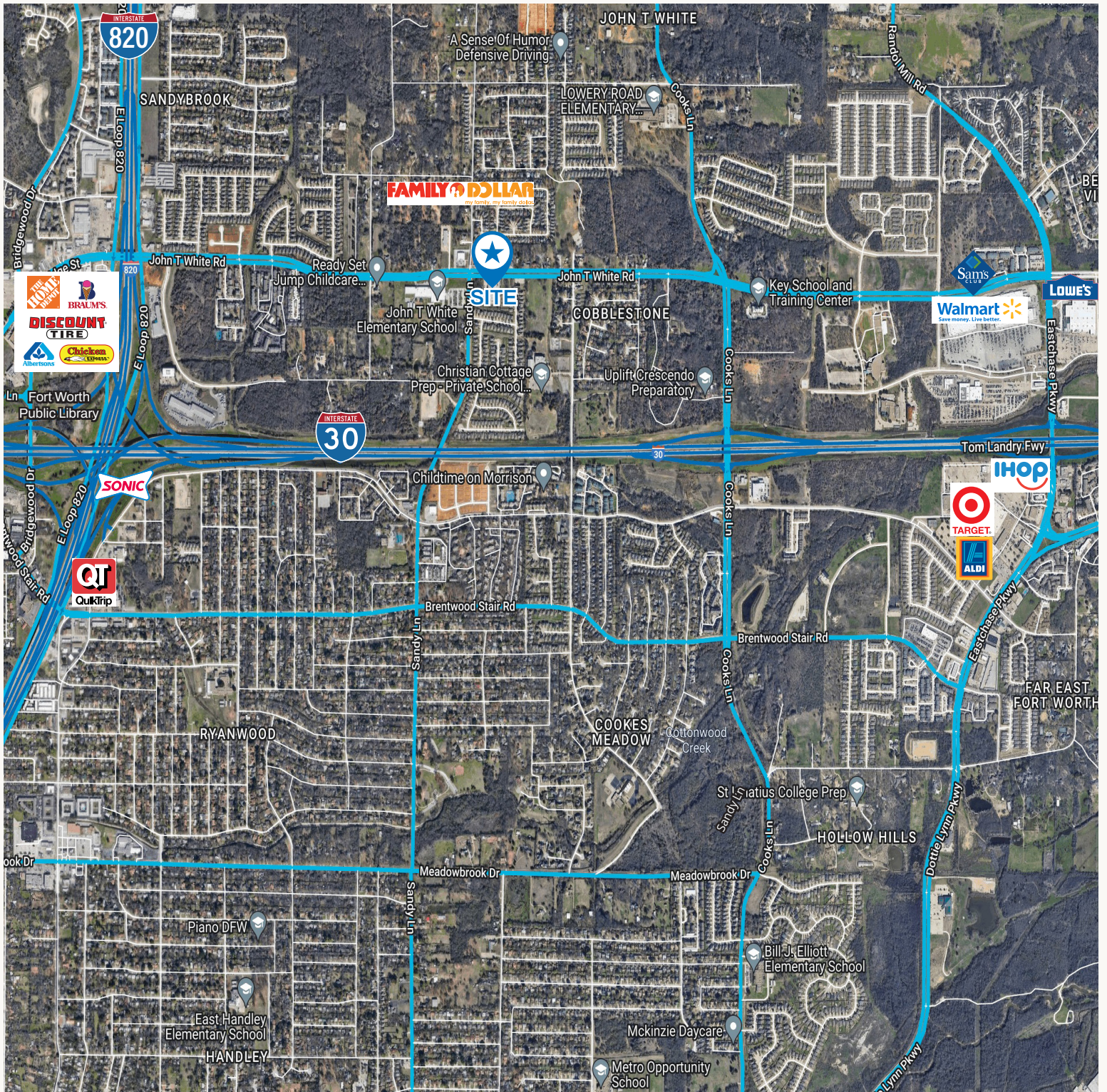
	1 mile	3 miles	5 miles
	Population 13,012	Population 71,284	Population 221,063
	Average Income \$89,700	Average Income \$93,682	Average Income \$91,998
	Households 5,188	Households 27,922	Households 221,063

	I-30 @ Sandy Lane NW 136,879 vpd
	I-30 @ Sandy Lane E 14,085 vpd
	John T White Rd @ Egret Dr 12,622 vpd

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# AERIAL OVERVIEW



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