

ROSEDALE MEDICAL

1650 W Rosedale St
Fort Worth, TX 76104

Healthpeak® | DOC
LISTED
NYSE



Leasing Information:
214.461.2388

Lincoln

Banks Newton
214.461.2388
bnewton@lpc.com

Peter Shaw
214.461.2302
Pshaw@lpc.com

Elizabeth Madden
214.461.2366
emadden@lpc.com

Douglas Maclay
214.461.2371
dmaclay@lpc.com

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

ROSEDALE MEDICAL

Outpatient Medical For Lease

52,220 SF

1650 W Rosedale St | Fort Worth, TX 76104



Property Overview

Rosedale Medical is a Class B, outpatient medical building with institutional ownership located on the campus of Medical City Fort Worth. The building is conveniently located on the NEC of Rosedale Street and 9th Avenue. The building has move in ready spec suites, and recently completed a full building renovation, upgrading mechanical systems, exterior updates, and updated common areas.

Property Highlights

- Move-in ready spec suites
- Recently completed a full building renovation
- Upgraded mechanical systems
- Exterior updates, and updated common areas.

Availabilities

Suite 210

2,568 SF

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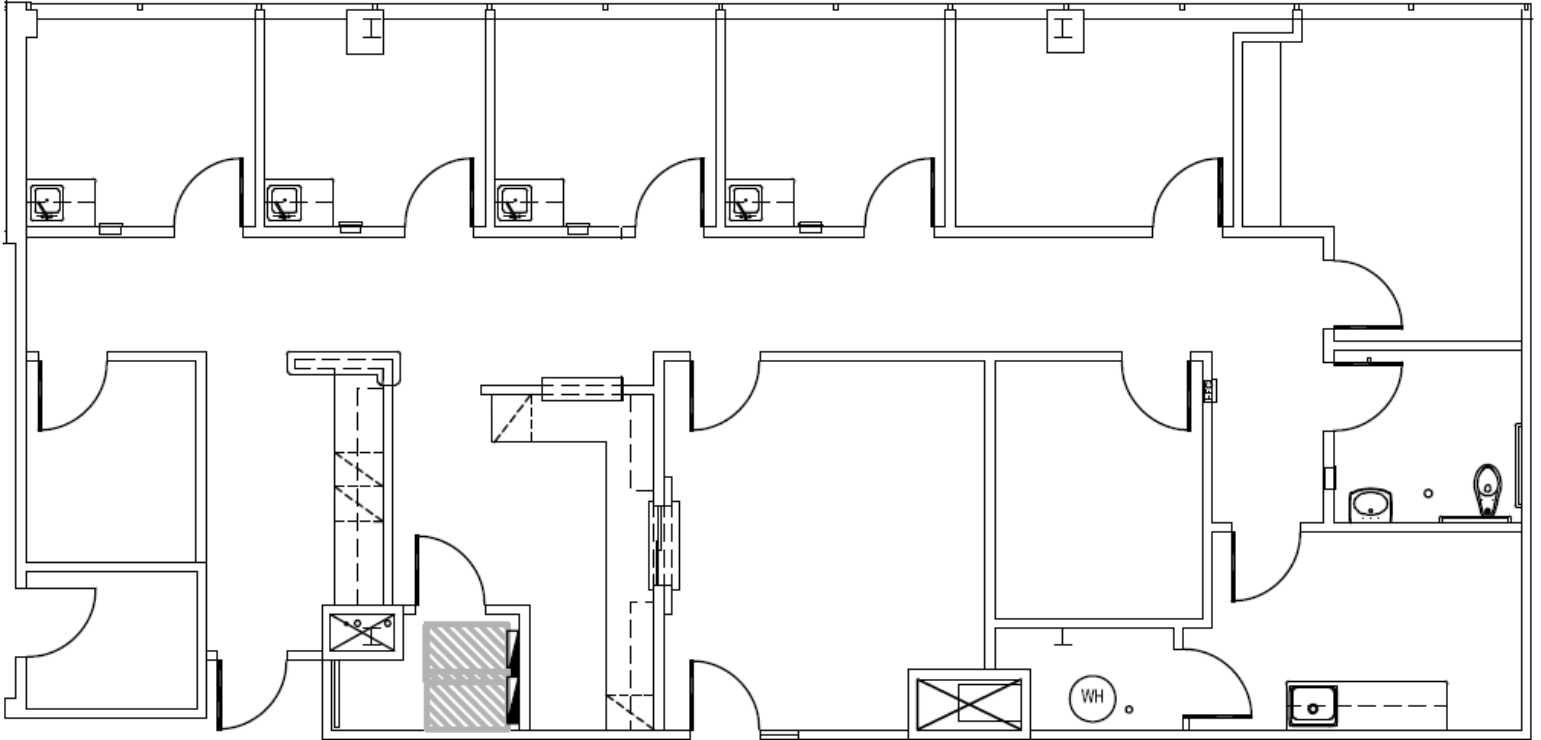
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Suite

Size

Suite 210

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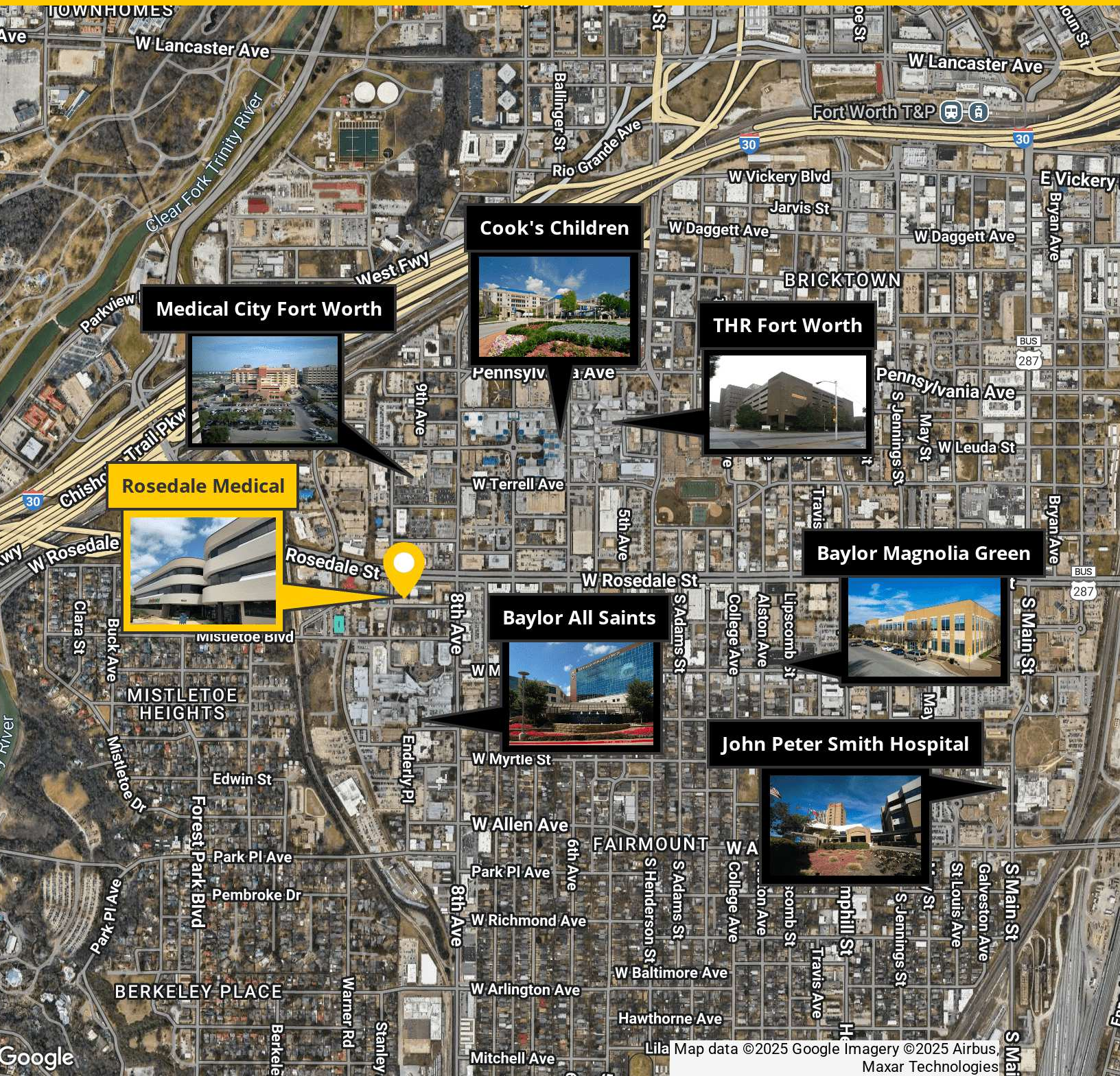
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Location Map

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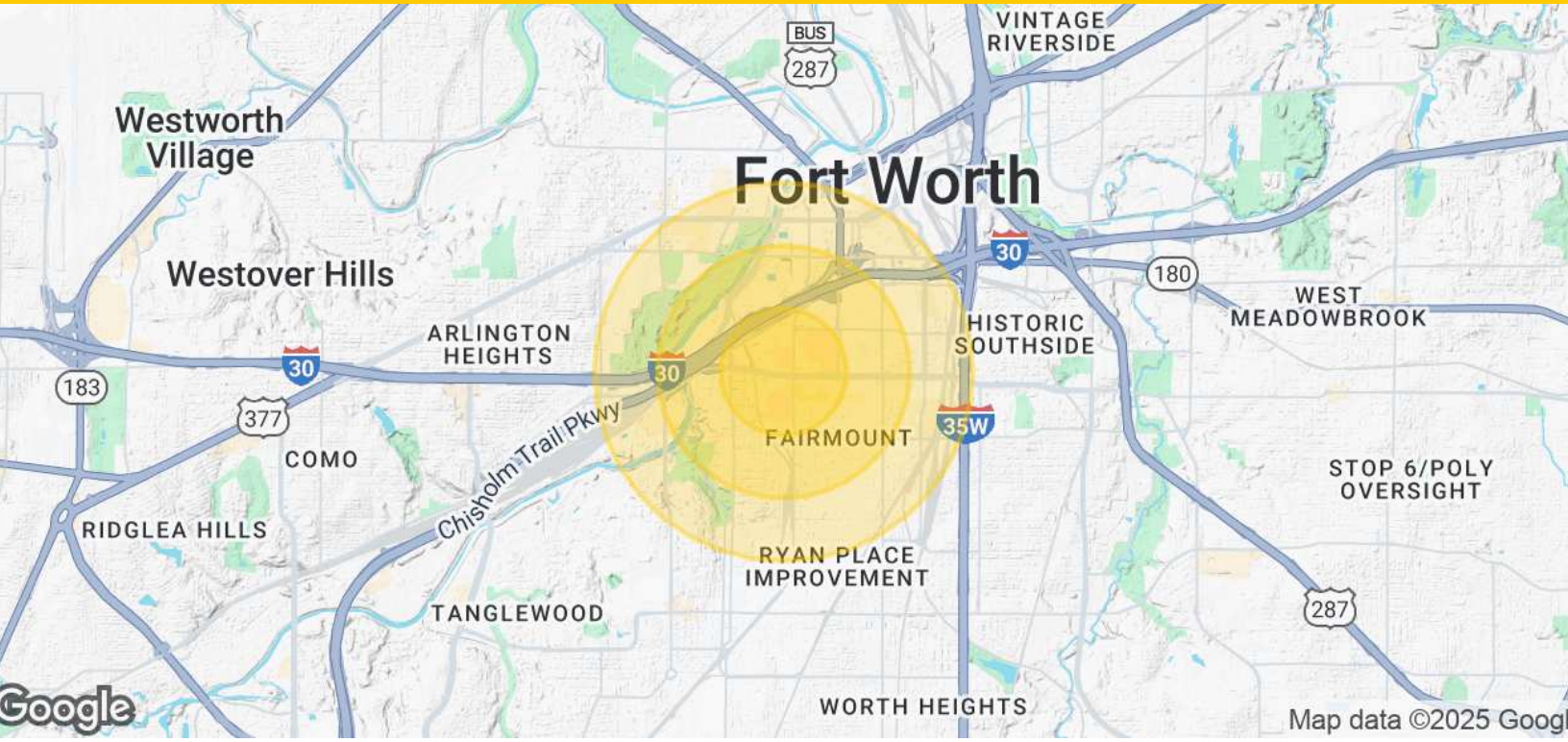
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Demographics Map & Report

52,220 SF



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,754	9,109	23,521
Average Age	44.0	39.5	36.1
Average Age (Male)	46.4	41.1	37.6
Average Age (Female)	41.6	37.7	34.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	938	5,004	11,599
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$102,608	\$93,817	\$96,398
Average House Value	\$305,863	\$318,680	\$333,222

2020 American Community Survey (ACS)

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