



711 FORT
WORTH AVE

For lease:
NEQ Fort Worth
Ave & Sylvan Ave
Dallas, TX 75208

VENTURE

PAUL CARDEN
PCARDEN@VENTUREDFW.COM

HOLLY BRELAND
HBRELAND@VENTUREDFW.COM

Metrics

711 Fort Worth Ave
Dallas, TX 75208

Location

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Size

Building	Land
13,462 SF	0.3114 AC

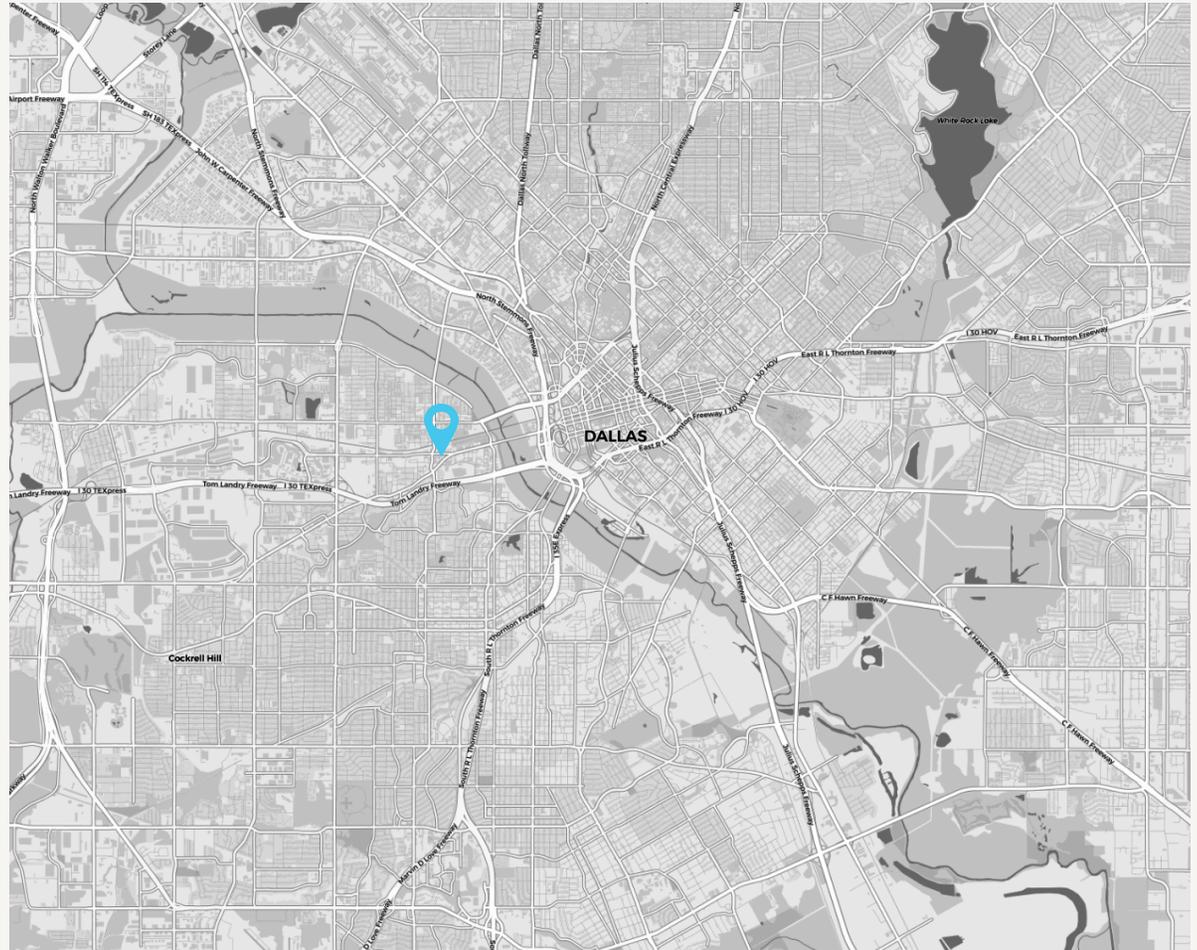
Available Spaces

918 SF

Traffic Counts

I-30	Sylvan Ave
184,818 VPD	16,921 VPD

Fort Worth Ave
11,128 VPD



Area Attractions



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Property Highlights

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1. Centrally located in one of Dallas' best neighborhoods
2. Over 3,000 MF units in development or recently completed in the trade area
3. Located just west of Downtown Dallas near Trinity Groves & Sylvan Thirty



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,275	151,421	396,905
EST. DAYTIME POPULATION	8,517	205,273	355,646
EST. AVG. HH INCOME	\$120,542	\$124,825	\$124,623

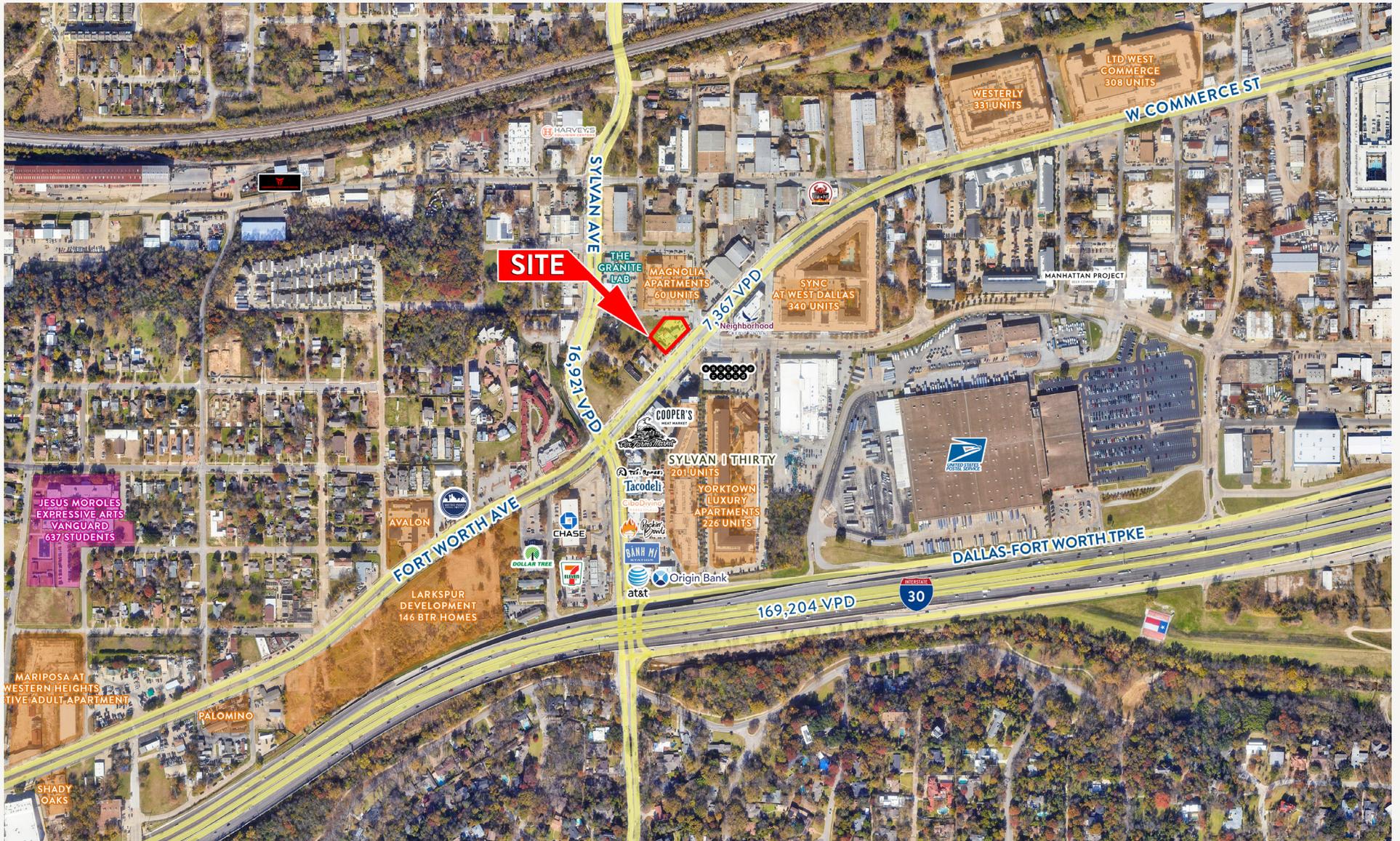
Close Aerial

711 Fort Worth Ave
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Far Aerial

711 Fort Worth Ave
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Photos

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Paul Carden
Vice President
pcarden@venturedfw.com

Holly Breland
Vice President
hbreland@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

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HOLLY BRELAND
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