



1700 AIRPORT FWY

1700 AIRPORT FWY
BEDFORD, TX 76022

Peter Konopka, CCIM
Senior Advisor
817.406.0131
peter.konopka@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,090,000
Lot Size:	1.74 Acres
Year Built:	1995
Building Size:	6,800 SF
Renovated:	2007
Zoning:	Commercial
Market:	Fort Worth
Submarket:	HEB Submarket
Price / SF:	\$160.29

PROPERTY OVERVIEW

SVN-Dunn Commercial - Peter Konopka is pleased to present this stand alone retail/restaurant property to the market. Now with a big Price Reduction. The property consists of 6800 SF building situated on a 1.74 acre lot. The building was a former restaurant and some of the items remained. The restaurant offers both indoor and outdoor eating areas. Subzero freezers and other kitchen equipment in working condition. The building could be expended up to 10,000 SF and the usage could be changed very easily.

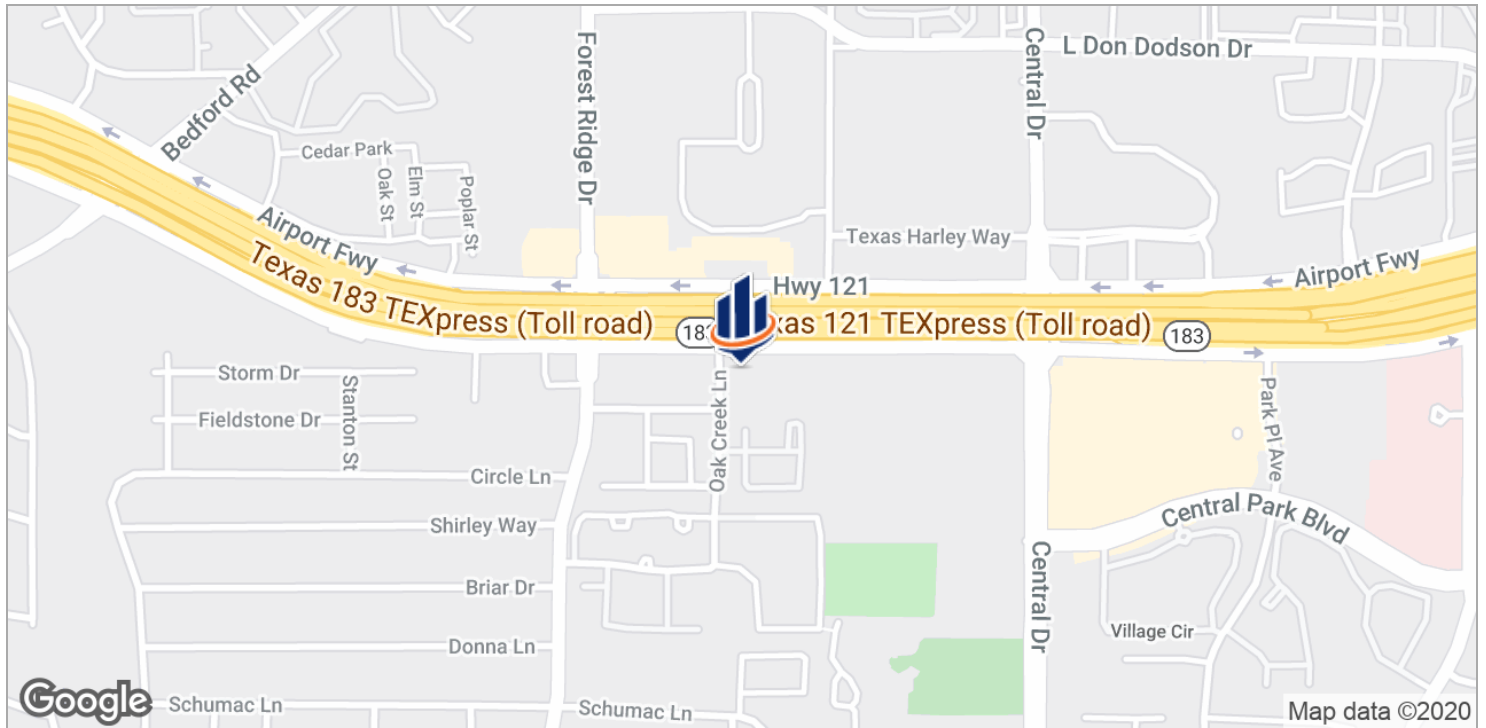
PROPERTY HIGHLIGHTS

- Huge Price Reduction
- Former Restaurant
- Great Location in the City of Bedford
- Freestanding 6800 SF building
- Highway Visibility with over 161,000 vpd traffic counts
- Highway 183/121 Expansion Completed
- Potential to expand the building to 10,000 SF
- 1.74 Acres Parcel of Land

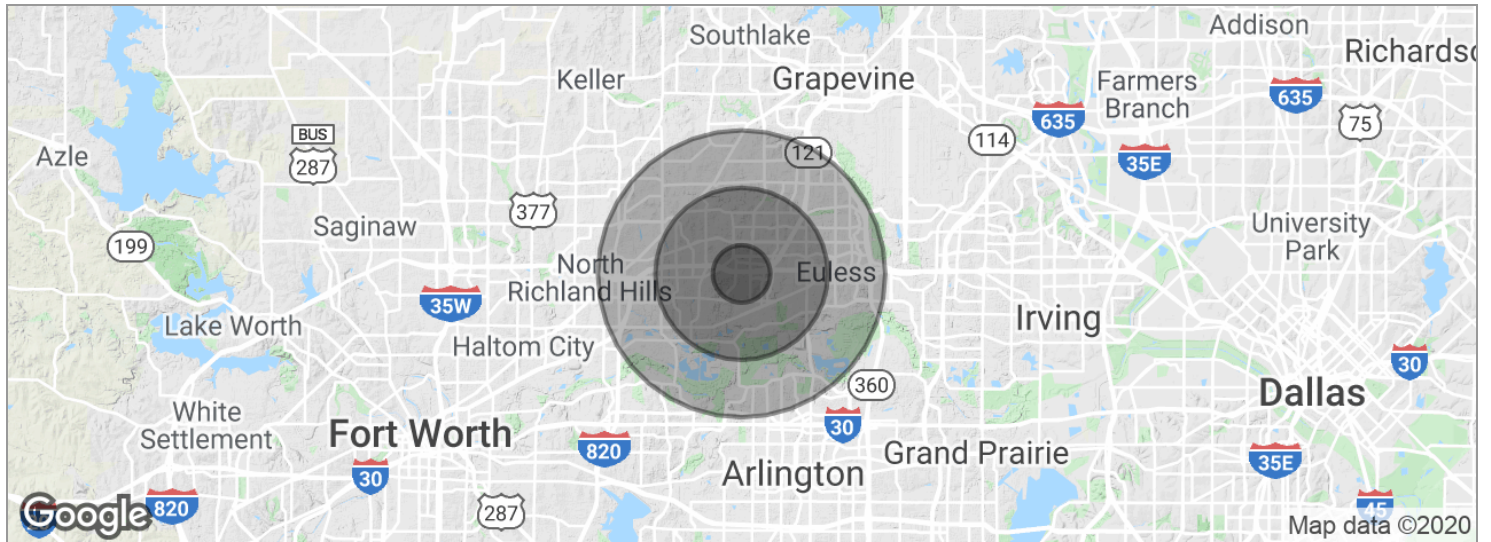
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,375	101,769	230,256
Median age	36.3	37.5	37.7
Median age [Male]	32.8	35.6	36.7
Median age [Female]	38.5	39.0	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,801	42,429	93,430
# of persons per HH	2.3	2.4	2.5
Average HH income	\$70,827	\$74,394	\$82,531
Average house value	\$150,354	\$181,212	\$220,260

* Demographic data derived from 2010 US Census