



LEASE

904 S Woodrow Ln

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Denton, TX 76205

PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Pricing
AVAILABLE SF:	2,800 SF
LOT SIZE:	12,017 SF
BUILDING SIZE:	2,800 SF

PROPERTY DESCRIPTION

Surrounded by the heart of Denton, this property offers a prime leasing opportunity for prospective tenants seeking a central location with easy access to I-35, providing access to the entire DFW area. Located on the well-trafficked Woodrow Ln, the property enjoys high visibility and is well-situated for businesses seeking exposure. With the University of North Texas and Texas Woman's University nearby, the area fosters a dynamic and innovative community, making it an ideal setting for any business looking to grow.

PROPERTY HIGHLIGHTS

- Great visibility and access
- +/- 1,200 SF of reception and front office
- +/- 1,600 SF of warehouse.
- 2 x Overhead doors

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,800 SF	LEASE RATE:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
904 Woodrow Ln	Available	2,800 SF	NNN	Call for Pricing	Flex/Office

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

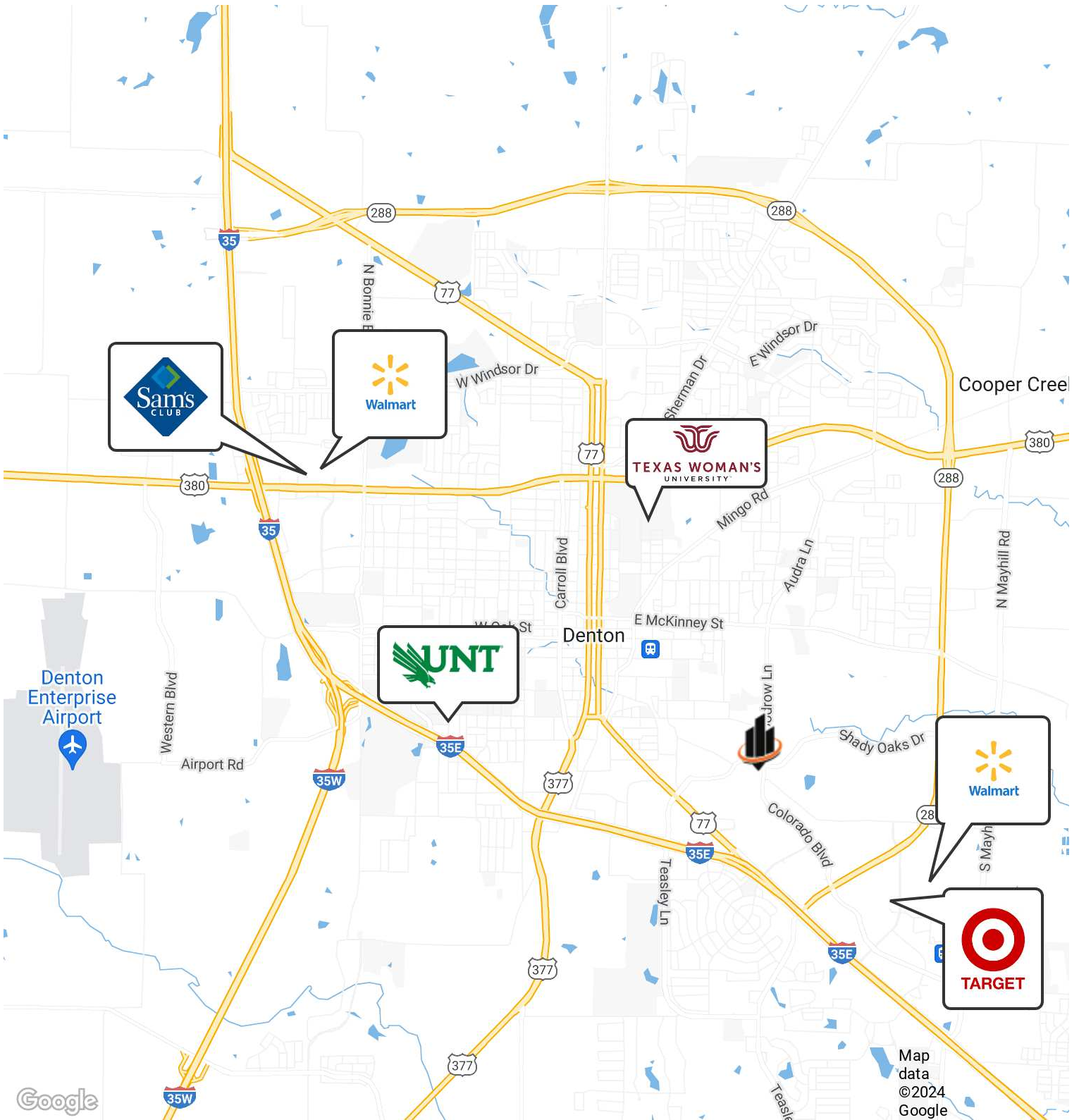


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RETAILER MAP



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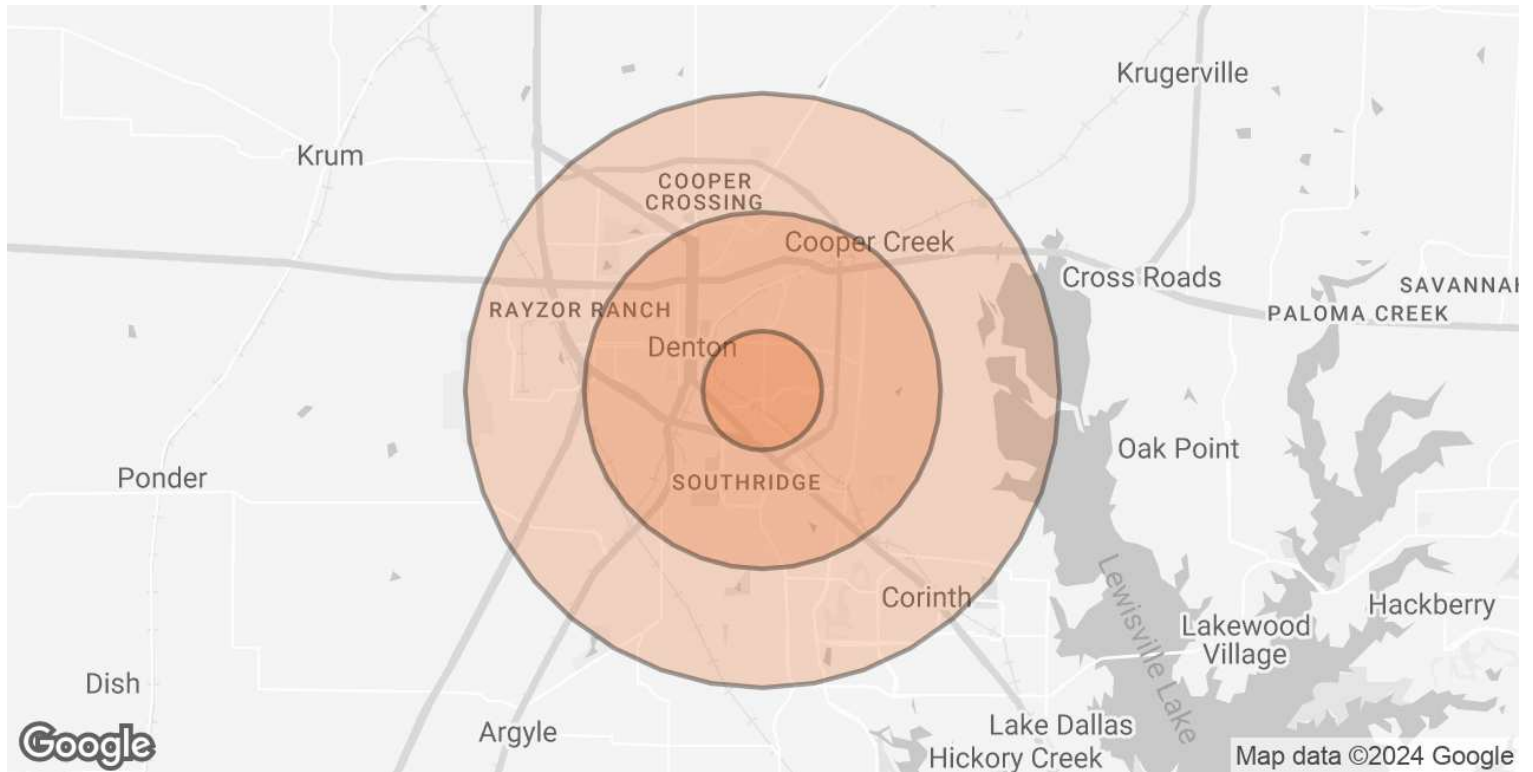
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SVN | VERUS COMMERCIAL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,450	94,840	159,787
AVERAGE AGE	33	35	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	33	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,191	38,271	61,250
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$68,125	\$80,027	\$97,264
AVERAGE HOUSE VALUE	\$243,913	\$354,811	\$364,396

Demographics data derived from AlphaMap

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