

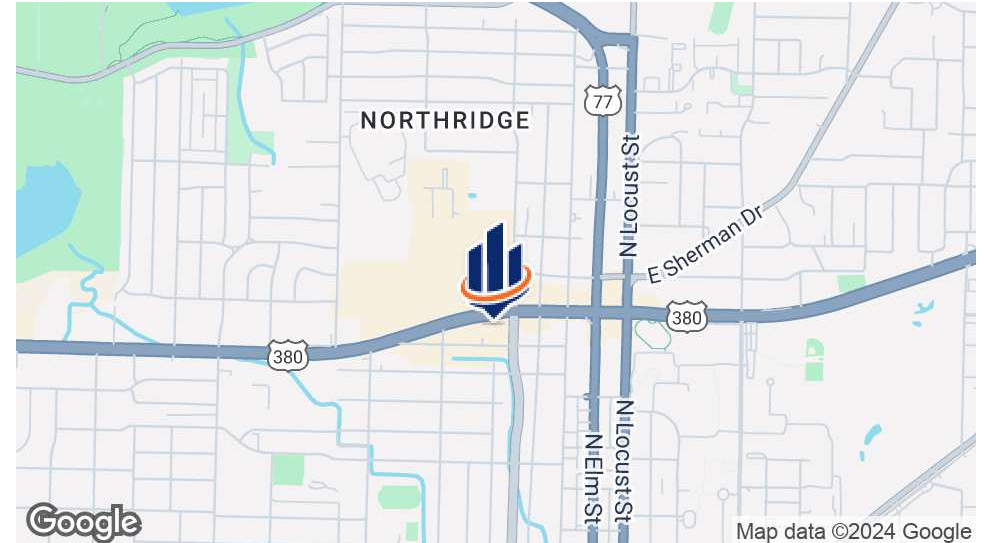


UNIVERSITY AND CARROLL RETAIL

511 W UNIVERSITY DR
DENTON, TX 76201

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Property Summary



OFFERING SUMMARY

Lease Rate:	Call For Rate
Building Size:	10,267 SF
Available SF:	1,918 - 9,536 SF

PROPERTY OVERVIEW

This newly remodeled Retail Center will deliver Q2 2024. The center will be completely updated with eye catching exterior finishes. The property has ample parking and excellent visibility. The new multi-tenant design will be a major upgrade to this prime retail corner.

LOCATION OVERVIEW

This retail center is located at the corner of two of Denton's main artery roads, University Drive and Carroll Boulevard. With over 32,000 VPD, this location provides excellent visibility and access. This prime location is an excellent opportunity for Restaurant and Retail alike.

Lease Spaces



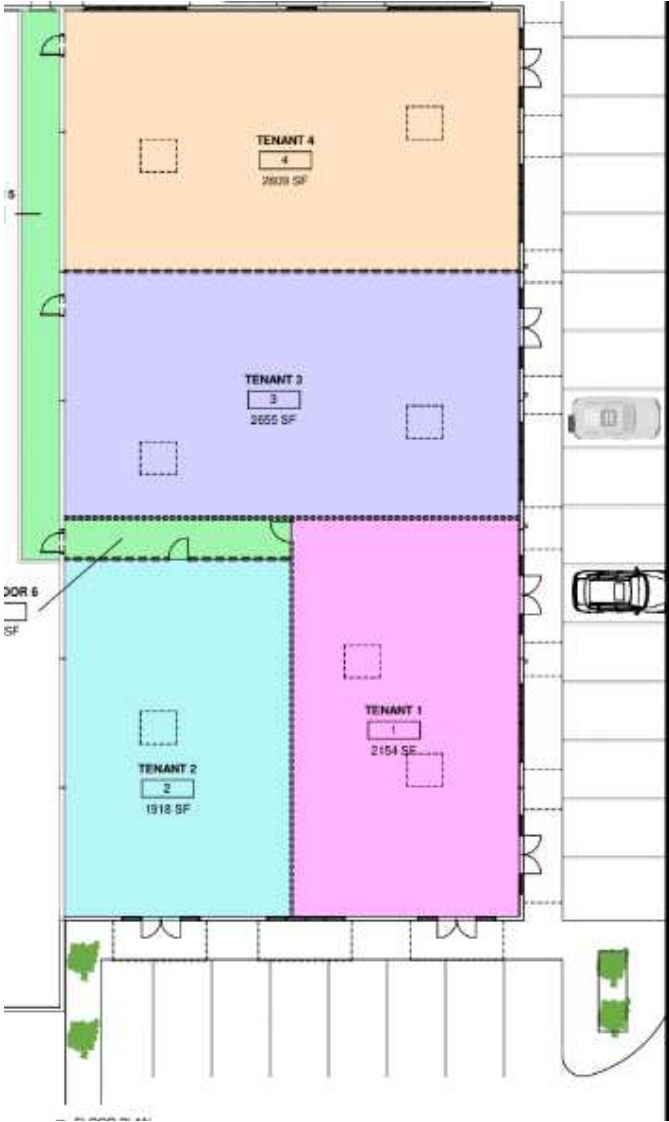
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,918 - 9,536 SF Lease Rate: Call For Rate

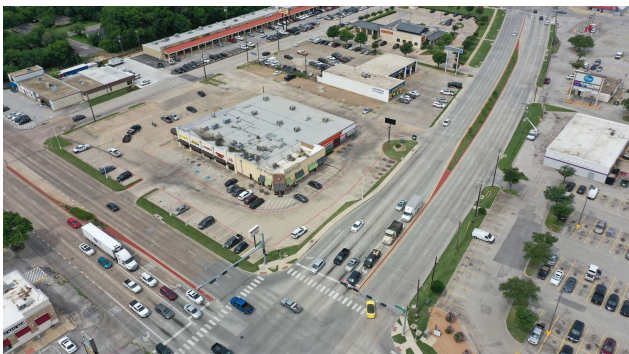
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,918 SF	NNN	Call For Rate	Restaurant/Retail with University Frontage
Suite 200	Available	2,154 SF	NNN	Call for Rate	Restaurant/Retail with University Frontage
Suite 300	Available	2,655 SF	NNN	Call for Rate	Restaurant/Retail
Suite 400	Available	2,809 SF	NNN	Call for Rate	Restaurant/Retail

Concept Plan



Additional Photos



Location Map

