



PROPERTY SUMMARY

PROPERTY:	Dallas Drive Retail Center		
ADDRESS:	1109 Dallas Drive, Denton, TX 76205		
TYPE/ZONING:	Commercial Retail Office		
AVAILABLE:	<u>Ste 1109</u> – 2,620 RSF – Open floor plan, private restroom, kitchenette, one private office		
RATE:	\$14.00 / SF / YR + NNN		
TERMS:	3-5 Years		
TI:	Negotiable		
UTILITIES:	Tenants Expense - All existing to the site		
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.		
PARKING:	Ample		
AGE:	Built 1980		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	1109 Dallas Drive offers excellent visibility along one of Denton's most active commercial corridors, enhanced by prominent street exposure, the open floor plan delivers impressive flexibility, allowing the space to function seamlessly for showroom, office, retail, or service-oriented uses. Take advantage of this opportunity before it's gone!		
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