

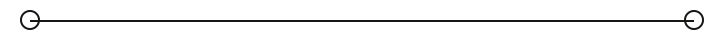
205  
  
VERUS COMMERCIAL  
**FOR LEASE**  
+/- 2,900 SF  
Kris Smith  
940.381.2220  
v-re.com

**LEASE**

# 205 North Elm Street

**205 NORTH ELM STREET**

Denton, TX 76201



**PRESENTED BY:**

**KRIS SMITH**

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**BRYSON HUDGENS**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the perfect space for your business at 205 North Elm Street. This prime property boasts a versatile layout designed to accommodate a wide range of business needs. With its convenient and accessible location just off the Historic Downtown Denton Square, it offers a strategic advantage for attracting clients and customers. Don't miss this opportunity to lease a space that perfectly complements your business goals.

PROPERTY HIGHLIGHTS

- Prime location just off the Historic Downtown Denton Square
- Convenient and accessible location for clients
- Versatile layout to suit various business needs

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OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
AVAILABLE SF:	2,900 SF
BUILDING SIZE:	7,147 SF

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,900 SF	LEASE RATE:	\$21.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 205	Available	2,900 SF	NNN	\$21.00 SF/yr

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## ADDITIONAL PHOTOS



**KRIS SMITH**

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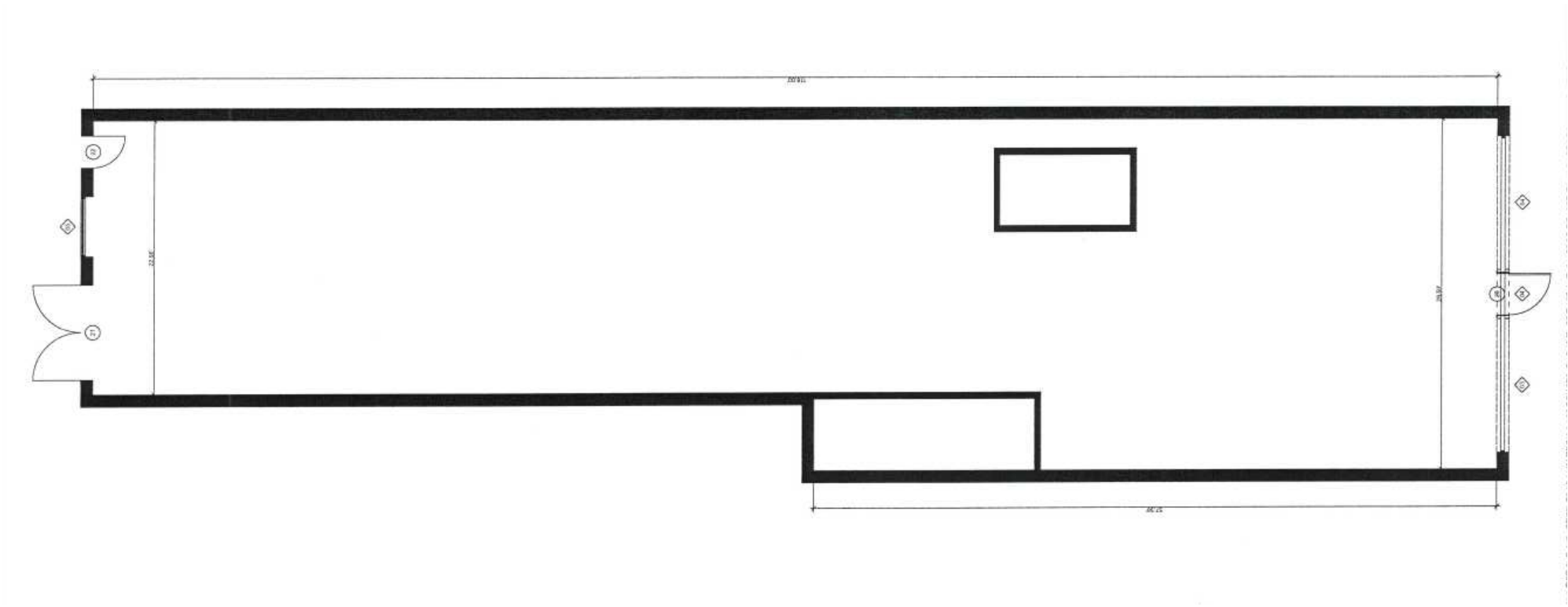
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FLOORPLAN



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# DENTON CITY INFO



## LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

## LOCATION DETAILS

COUNTY	Denton
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## LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

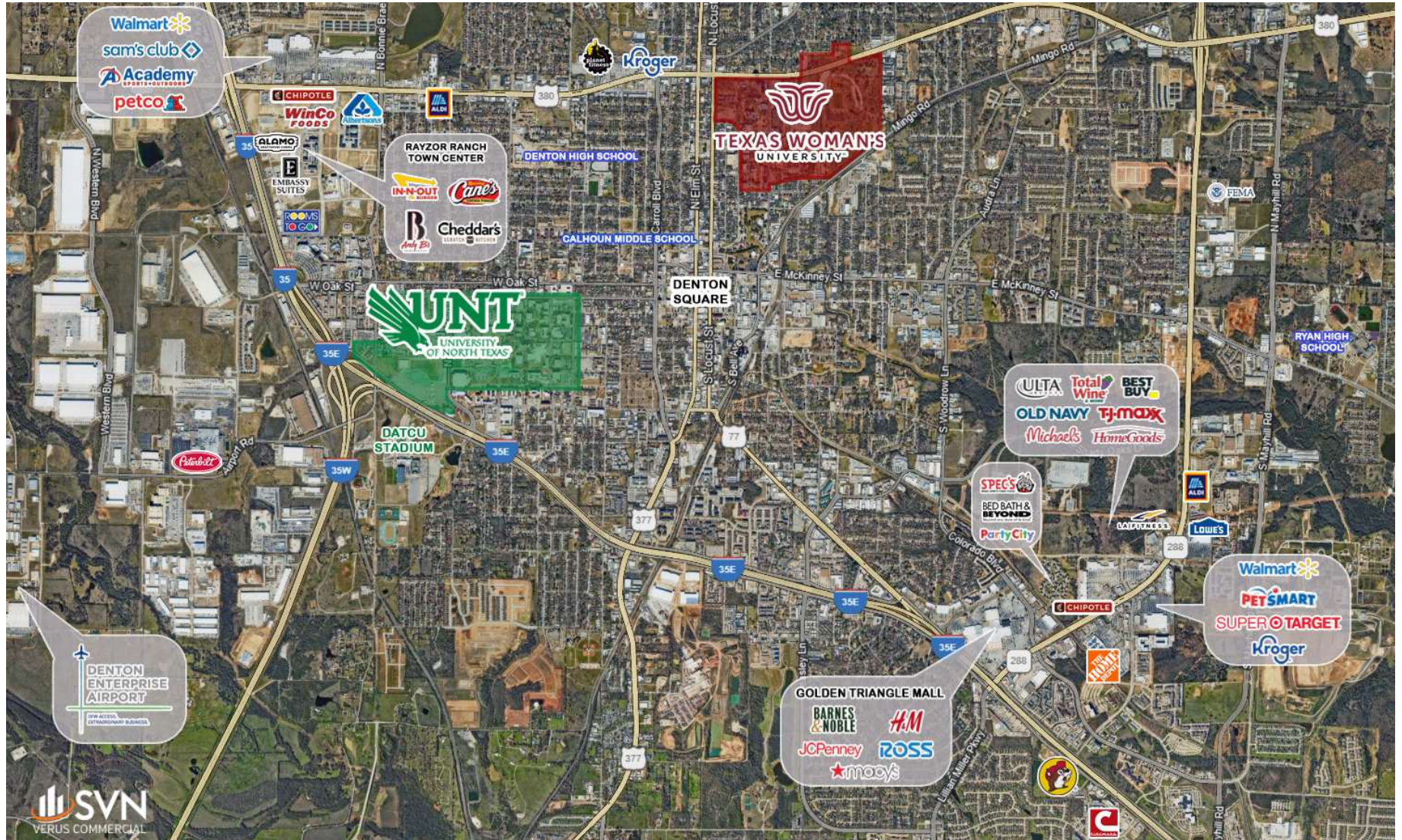
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# DENTON MAP



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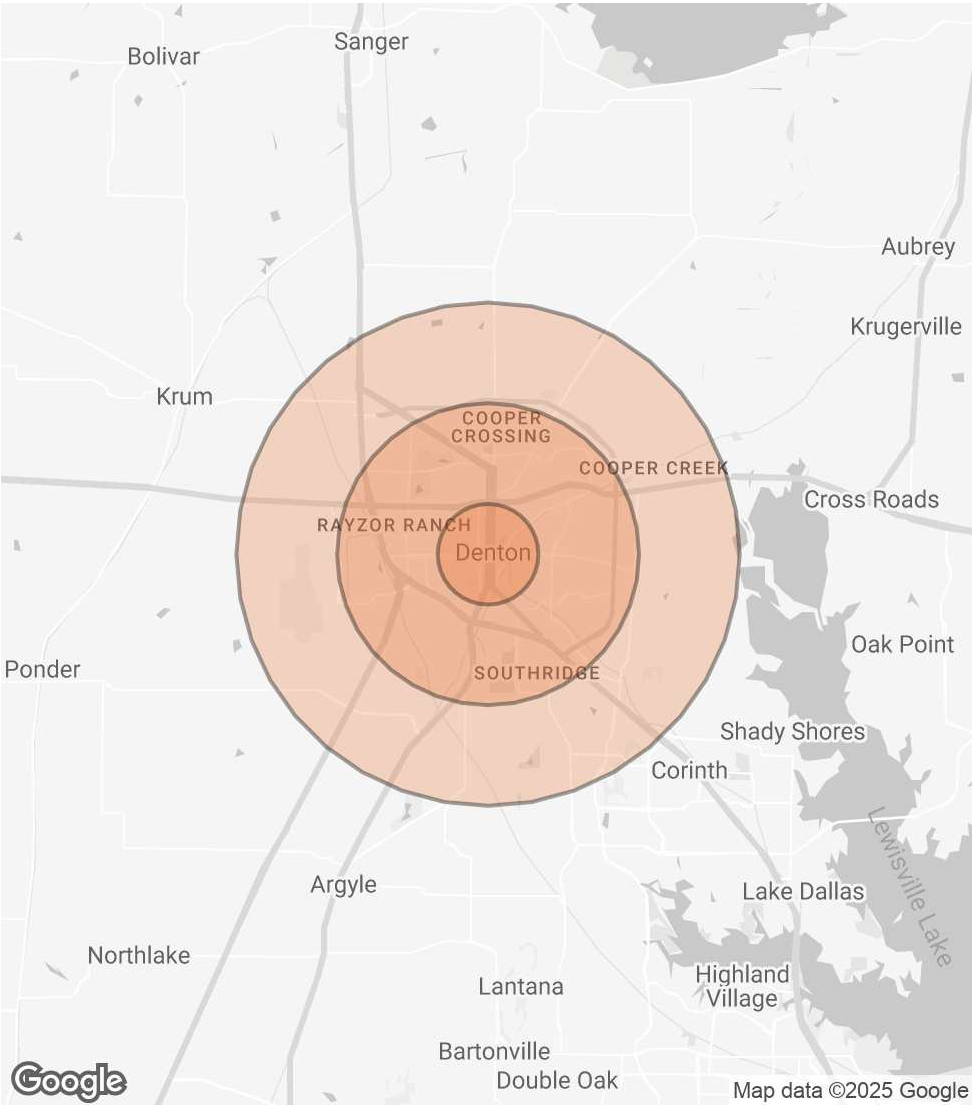
SVN | VERUS COMMERCIAL



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,259	94,433	137,531
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,987	39,018	53,905
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$54,258	\$74,820	\$90,171
AVERAGE HOUSE VALUE	\$339,037	\$353,008	\$358,388



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