

LEASE

1300 Fulton St Ste 102

1300 FULTON ST STE 102

Denton, TX 76201

PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

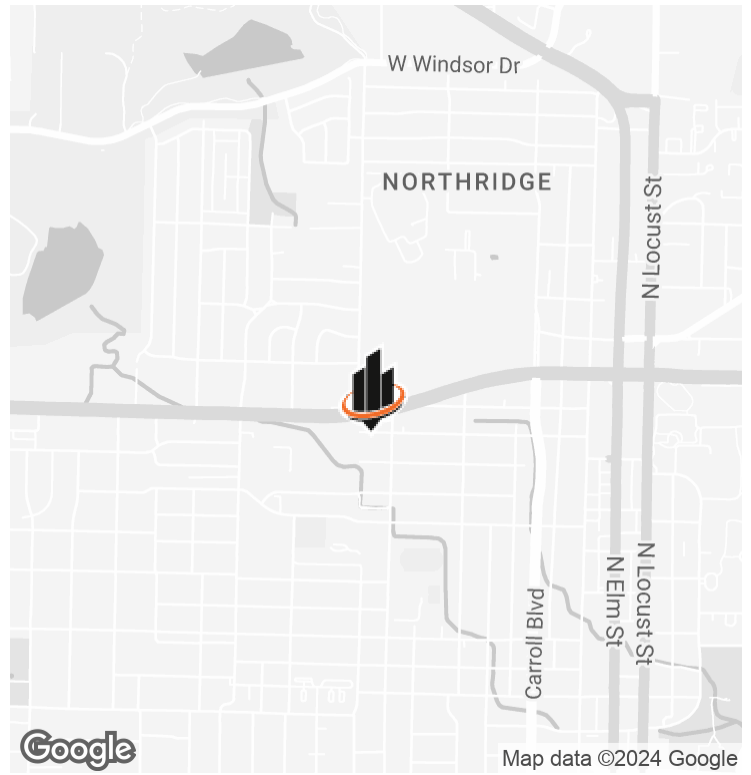
BRYSON HUDGENS

O: 940.435.9994

bryson.hudgens@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	5,521 SF
LOT SIZE:	22,920 SF
BUILDING SIZE:	5,521 SF

PROPERTY DESCRIPTION

This building is a second generation day care and is fully built out with restrooms, a kitchen, and many classrooms. The covered porch is already turfed and allows a great space for children to be outside while in a safe, fenced in, and covered area. The reception and office allows great work space for the tenant while being out of the way of the business.

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

BRYSON HUDGENS

O: 940.435.9994

bryson.hudgens@svn.com

ADDITIONAL PHOTOS



KRIS SMITH

O: 940.381.2220

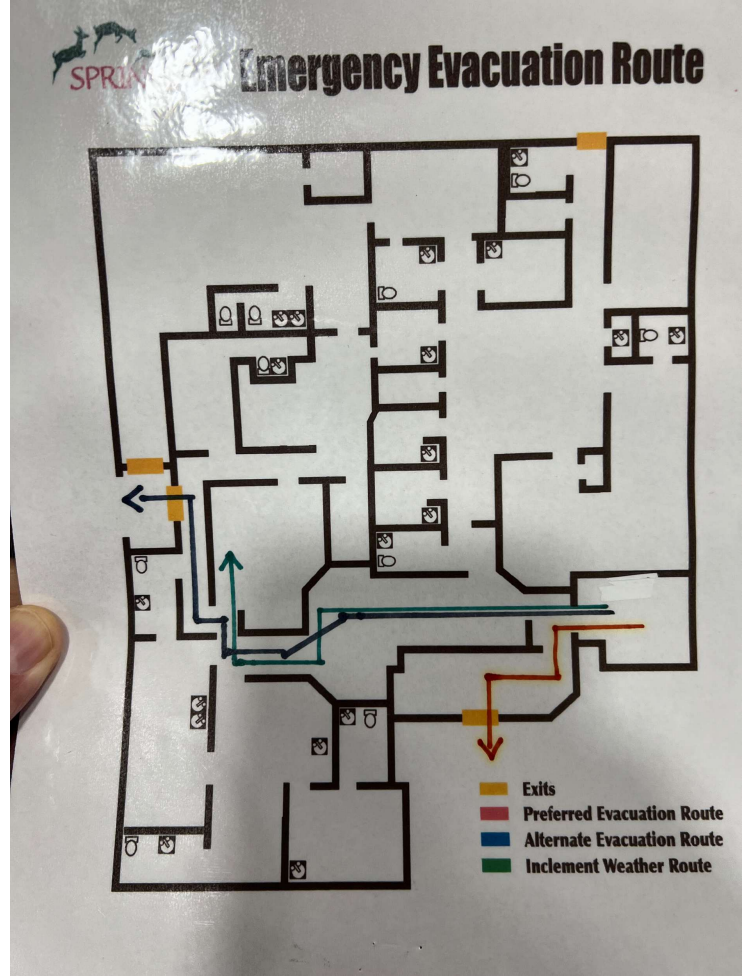
kris.smith@svn.com

BRYSON HUDGENS

O: 940.435.9994

bryson.hudgens@svn.com

ADDITIONAL PHOTOS



KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

BRYSON HUDGENS
O: 940.435.9994
bryson.hudgens@svn.com

ADDITIONAL PHOTOS



KRIS SMITH

O: 940.381.2220

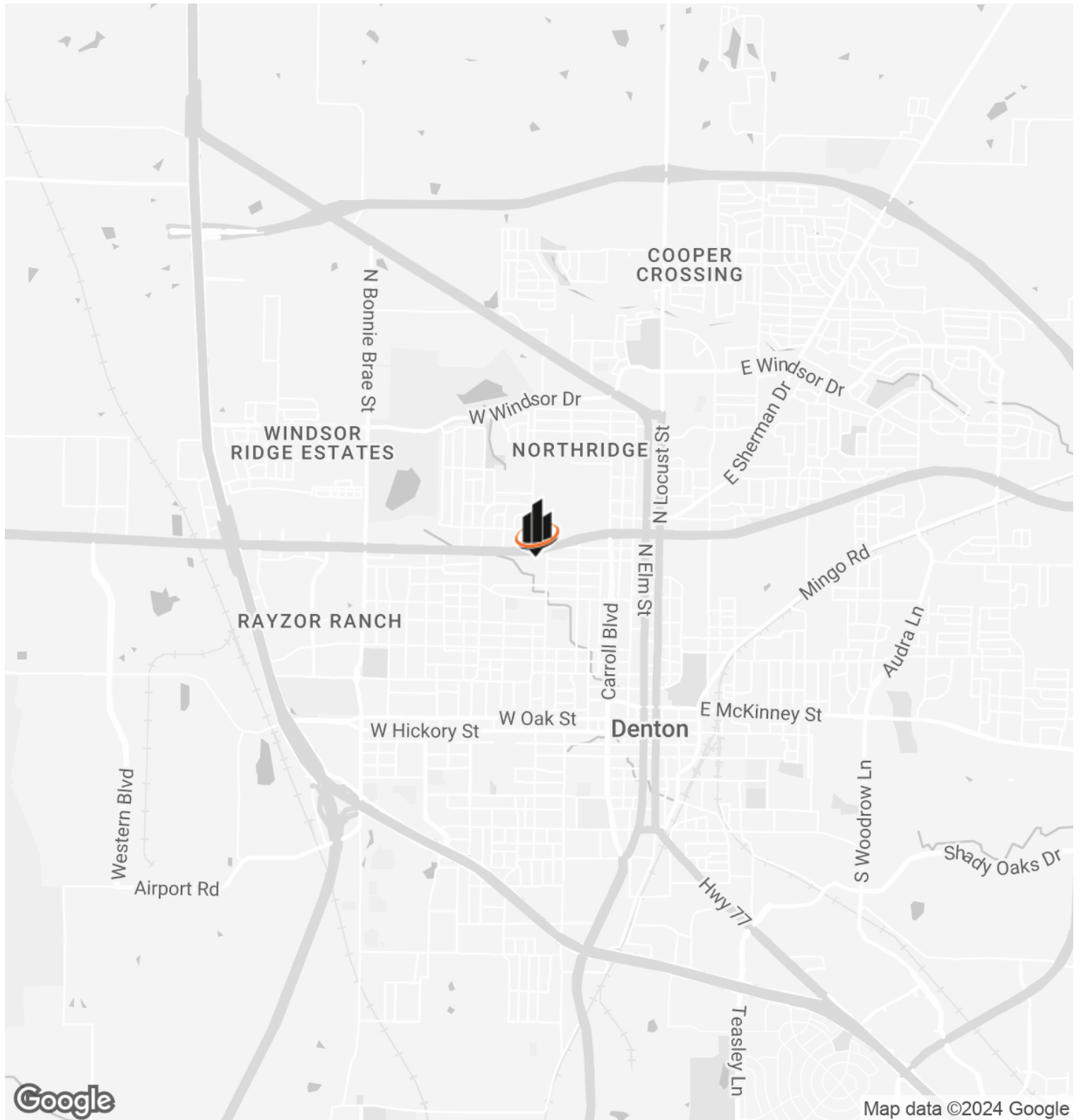
kris.smith@svn.com

BRYSON HUDGENS

O: 940.435.9994

bryson.hudgens@svn.com

LOCATION MAP



KRIS SMITH

O: 940.381.2220

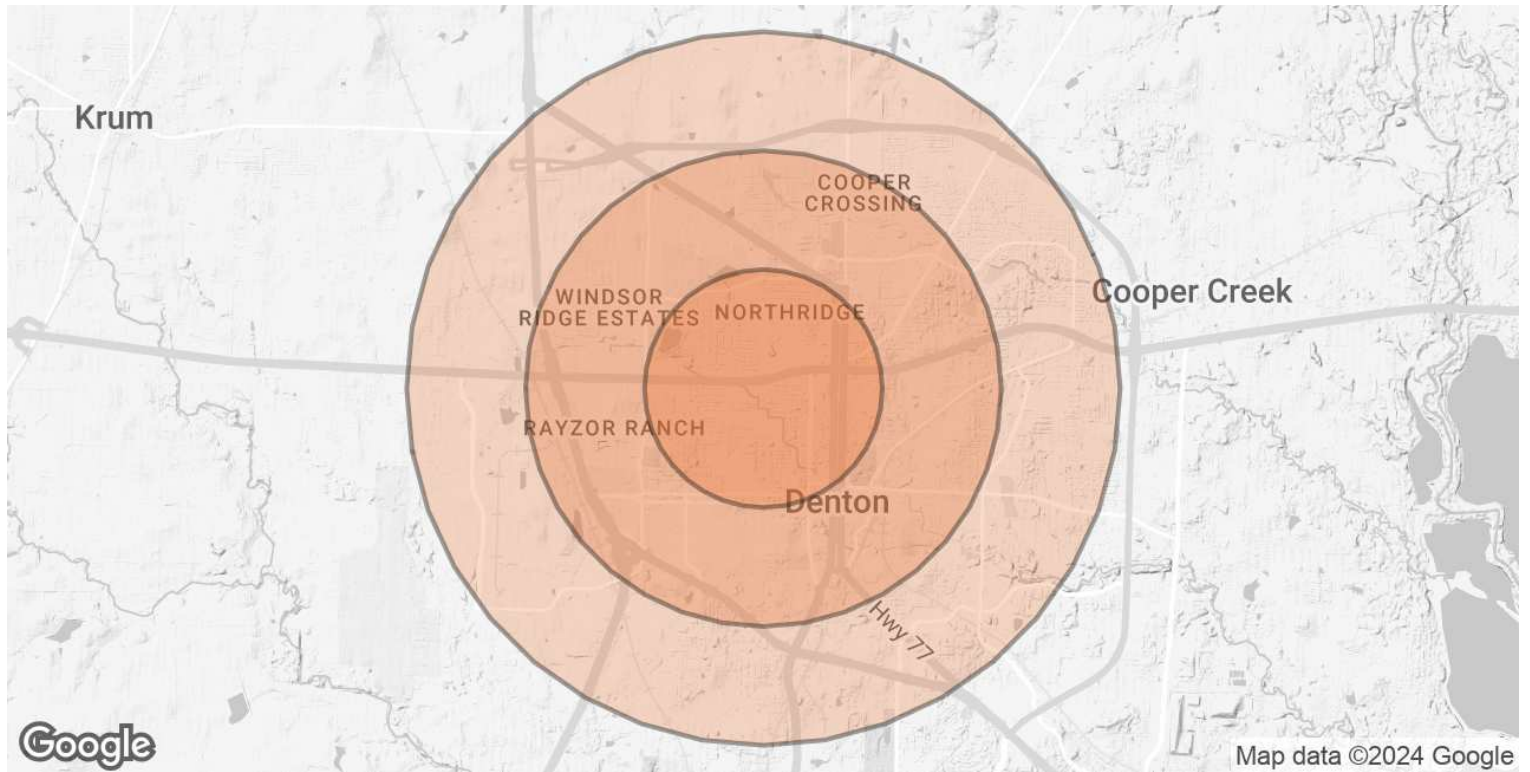
kris.smith@svn.com

BRYSON HUDGENS

O: 940.435.9994

bryson.hudgens@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,711	53,124	86,010
AVERAGE AGE	36	34	34
AVERAGE AGE (MALE)	36	33	34
AVERAGE AGE (FEMALE)	37	34	35
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,225	22,394	35,609
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$71,800	\$66,683	\$73,539
AVERAGE HOUSE VALUE	\$367,404	\$356,067	\$351,027

Demographics data derived from AlphaMap

KRIS SMITH **BRYSON HUDGENS**
 O: 940.381.2220 O: 940.435.9994
 kris.smith@svn.com bryson.hudgens@svn.com