

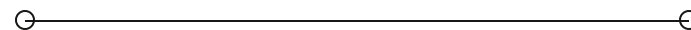


**LEASE**

**315 S Locust St**

**315 S LOCUST ST**

Denton, TX 76201



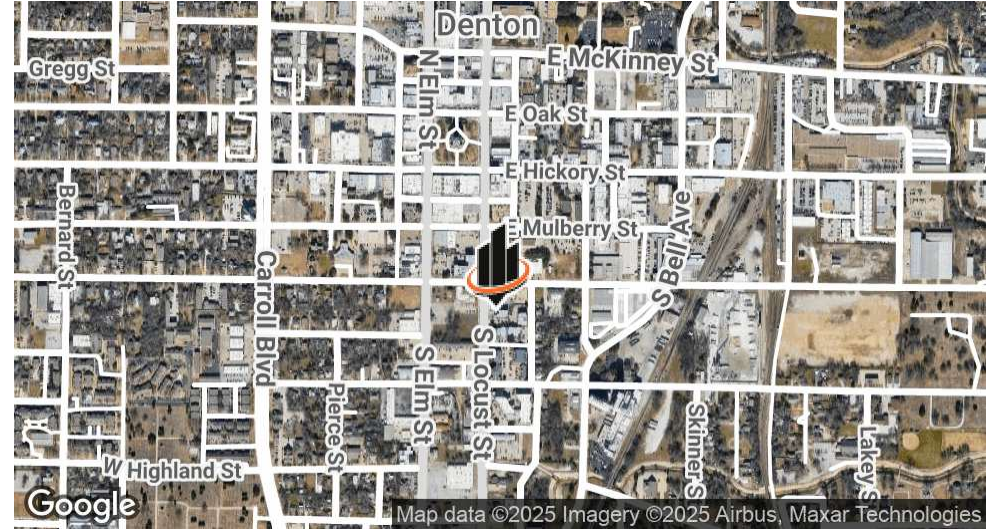
**PRESENTED BY:**

**KRIS SMITH**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call For Pricing
<b>NUMBER OF UNITS:</b>	15
<b>AVAILABLE SF:</b>	1,890 SF
<b>LOT SIZE:</b>	28,399 SF
<b>BUILDING SIZE:</b>	27,137 SF

## PROPERTY DESCRIPTION

Discover the perfect environment for your business at 315 S Locust St, Denton, TX, 76201. This exceptional property offers a variety of desirable features, including modern office spaces designed to inspire productivity and collaboration. With ample parking facilities and convenient access to major transportation routes, the location ensures ease of commuting for employees and visitors alike.

## LOCATION DESCRIPTION

Immerse your business in the vibrant energy of Denton, TX. Nestled in the heart of the city, the area surrounding the property is alive with a dynamic mix of entertainment, dining, and cultural experiences. Enjoy easy access to popular attractions such as the Denton Square, featuring a variety of unique shops and eclectic eateries, perfect for entertaining clients or unwinding after work.

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315 S LOCUST ST | Denton, TX 76201

SVN | VERUS COMMERCIAL 2

## LEASE SPACES



### LEASE INFORMATION

**LEASE TYPE:** NNN

**LEASE TERM:** Negotiable

**TOTAL SPACE:** 1,890 SF

**LEASE RATE:** Call For Pricing

### AVAILABLE SPACES

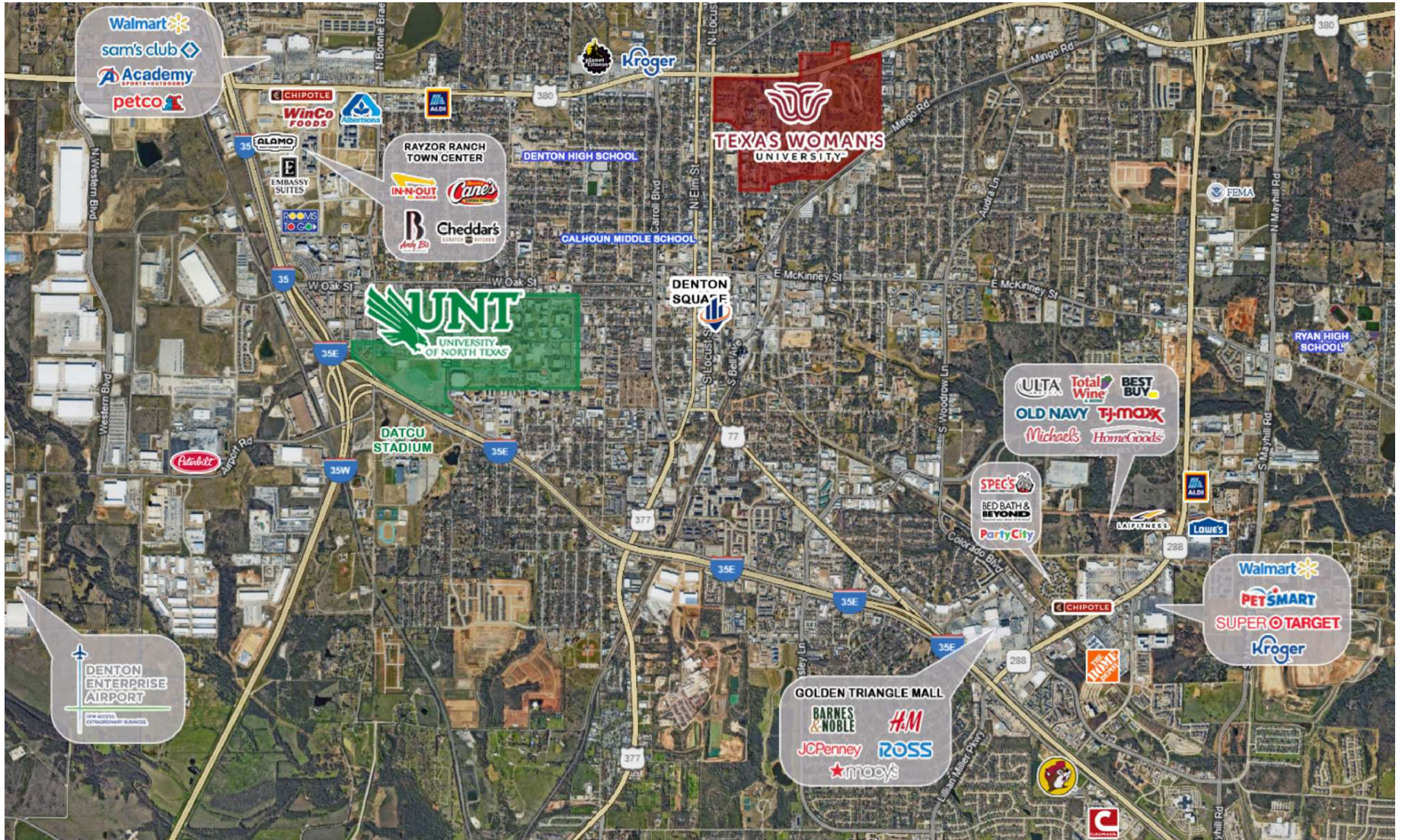
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 315	Available	1,890 SF	NNN	Call For Pricing	-

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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

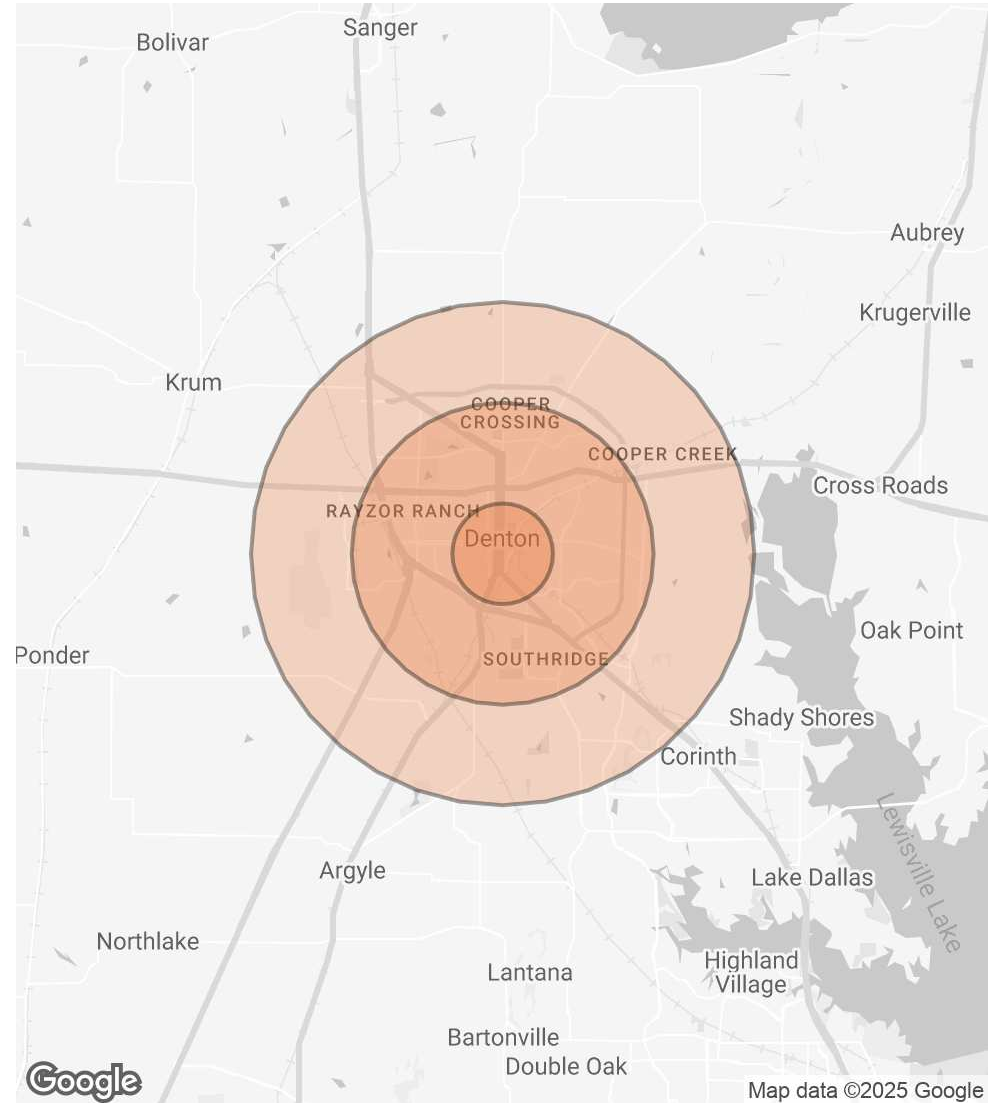
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	20,443	94,140	153,674
<b>AVERAGE AGE</b>	30	34	36
<b>AVERAGE AGE (MALE)</b>	30	34	35
<b>AVERAGE AGE (FEMALE)</b>	30	35	36

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	8,959	38,953	59,056
<b># OF PERSONS PER HH</b>	2.3	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$52,286	\$74,714	\$94,963
<b>AVERAGE HOUSE VALUE</b>	\$337,631	\$359,220	\$360,832

Demographics data derived from AlphaMap



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**MEET THE TEAM**



**KRIS SMITH**

Advisor

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