

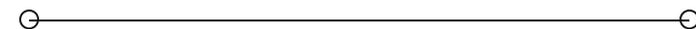


LEASE

217 E Hickory St

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Denton, TX 76201



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	5,408 SF
LOT SIZE:	7,068 SF
BUILDING SIZE:	5,408 SF

PROPERTY DESCRIPTION

Second-generation restaurant, Located in the heart of Denton, TX, this property offers an excellent opportunity for restaurant owners seeking a high-visibility, high-traffic location. Surrounded by a vibrant mix of dining, retail, and cultural attractions, This subject property is a unique historic building with a spacious open concept. Giving the Tenant an outdoor patio and custom bar.

LOCATION DESCRIPTION

This versatile property offers prime location, expansive windows for natural light, and open floor plans for maximum customization. With high ceilings, modern finishes, and ample parking, it's designed to elevate your operations. Impress clients with a sleek, professional facade and take advantage of customizable signage options.

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SVN | VERUS COMMERCIAL 2

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	5+ Year Term
TOTAL SPACE:	5,408 SF	LEASE RATE:	\$23.00 SF/yr

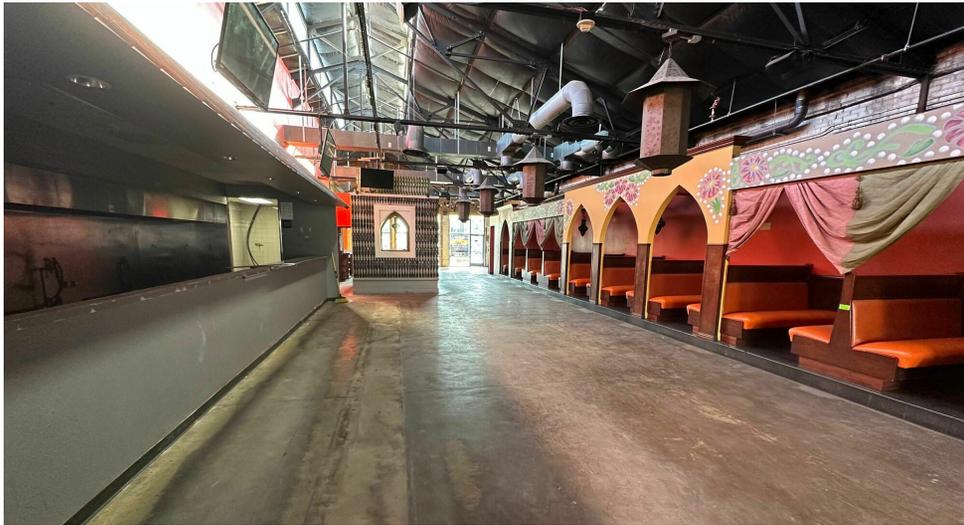
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Mellow Mushroom	Available	5,408 SF	NNN	\$23.00 SF/yr	-

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ADDITIONAL PHOTOS



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SVN | VERUS COMMERCIAL 4

ADDITIONAL PHOTOS



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AERIAL PHOTO

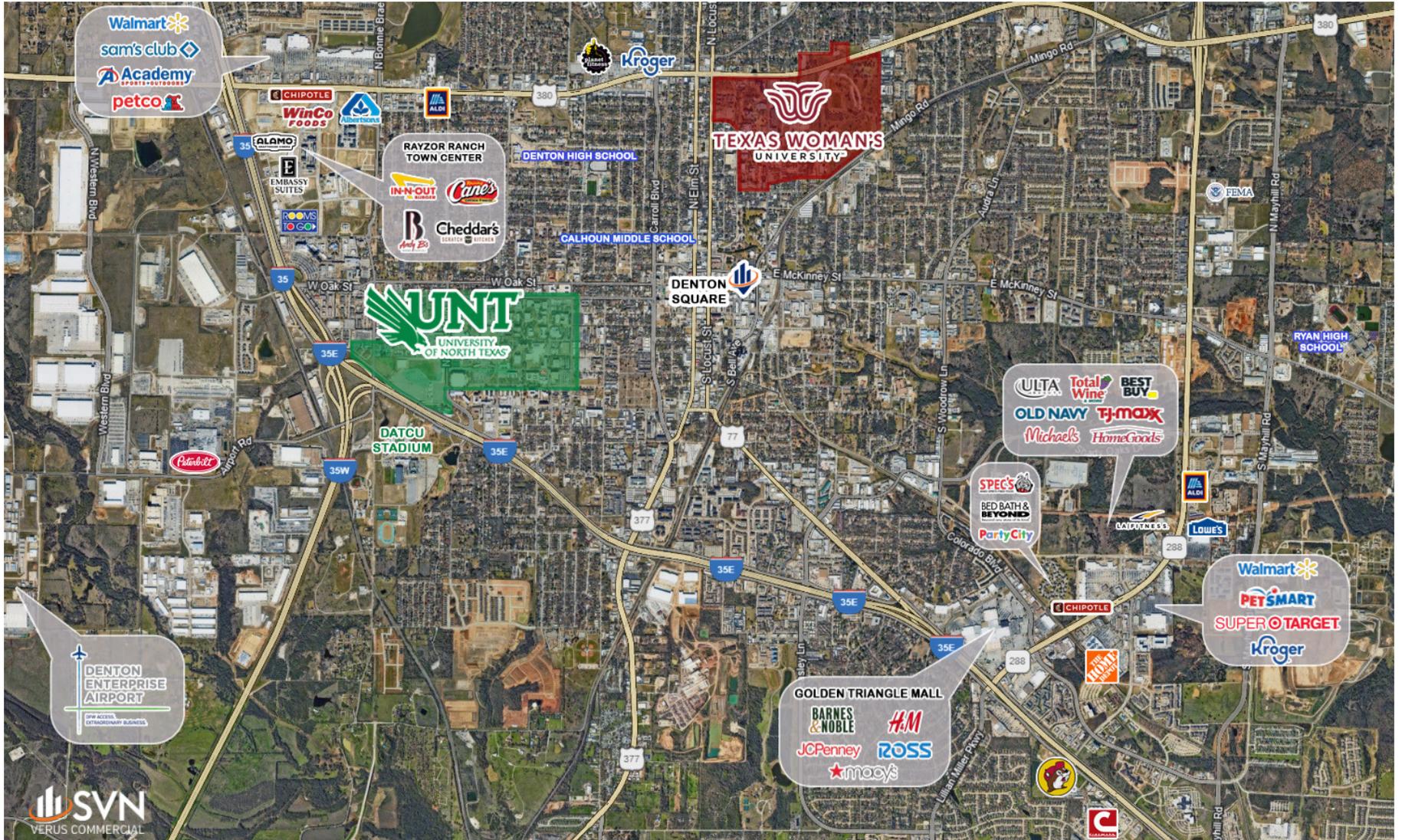


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LOCATION MAP



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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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