



**LEASE**  
**604 North Bell Avenue**

**604 NORTH BELL AVENUE**

Denton, TX 76209

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**PRESENTED BY:**

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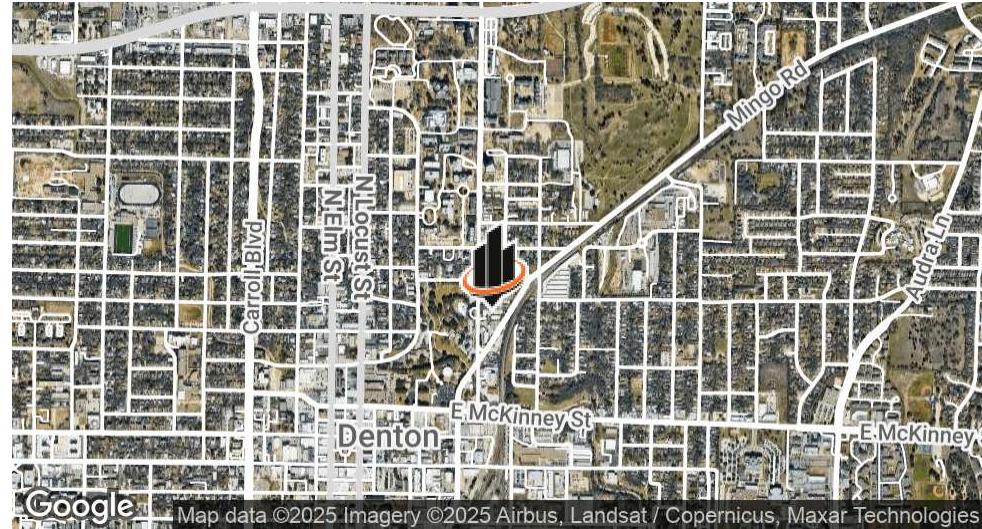
## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	22,500 SF
AVAILABLE SF:	1,268 SF

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### PROPERTY DESCRIPTION

Space for lease is well-suited for office users and within a walkable distance to the Historic Downtown Denton Square. This property has a dedicated parking lot.

### LOCATION DESCRIPTION

This office is located within walking distance to TWU as well as the Historical Downtown Denton Square along with the several restaurants and shops in the Downtown Denton area.

## LEASE SPACES



### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,268 SF	LEASE RATE:	\$16.00 SF/yr

### AVAILABLE SPACES

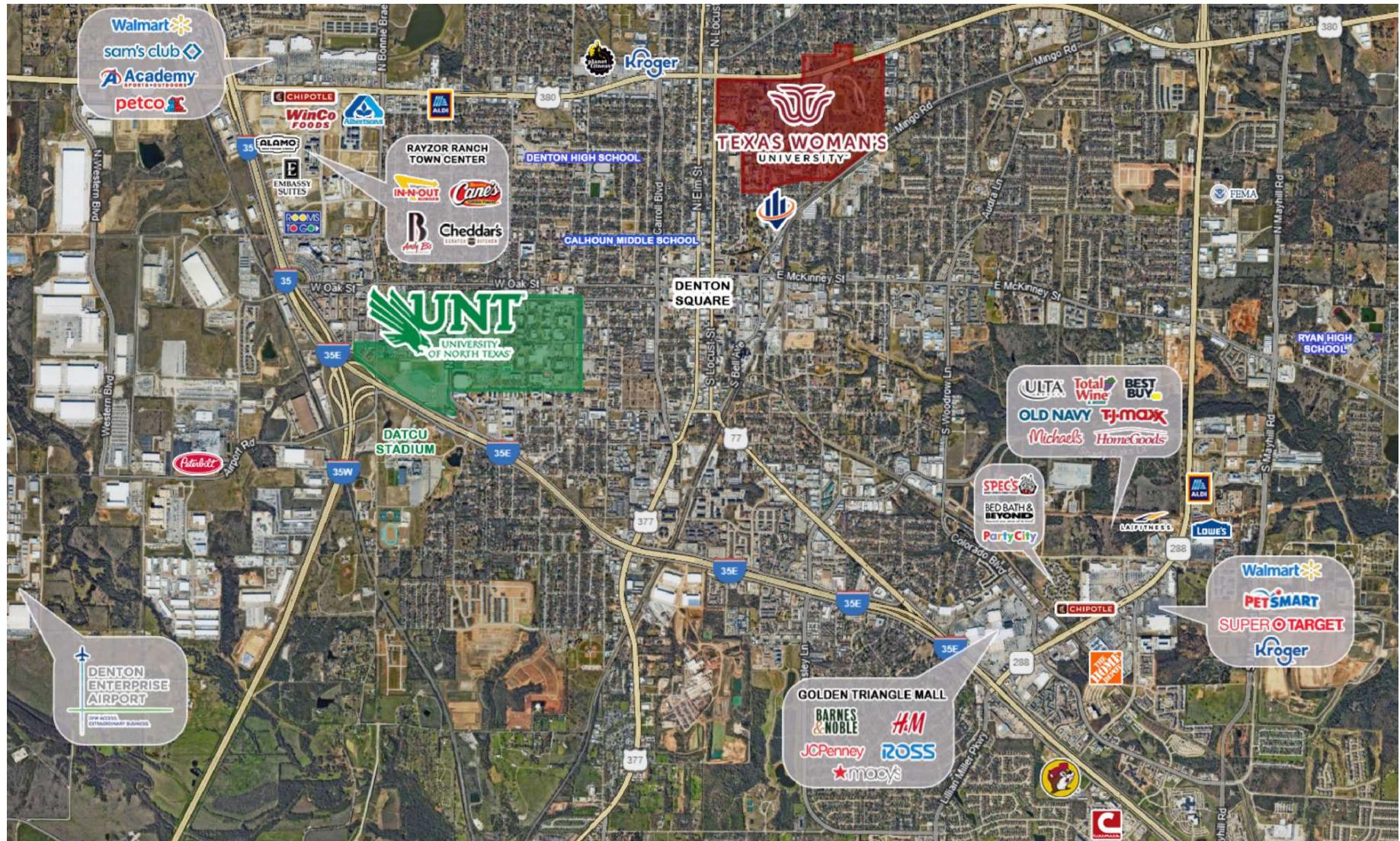
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 606	Available	1,268 SF	NNN	\$16.00 SF/yr	-

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## LOCATION MAP



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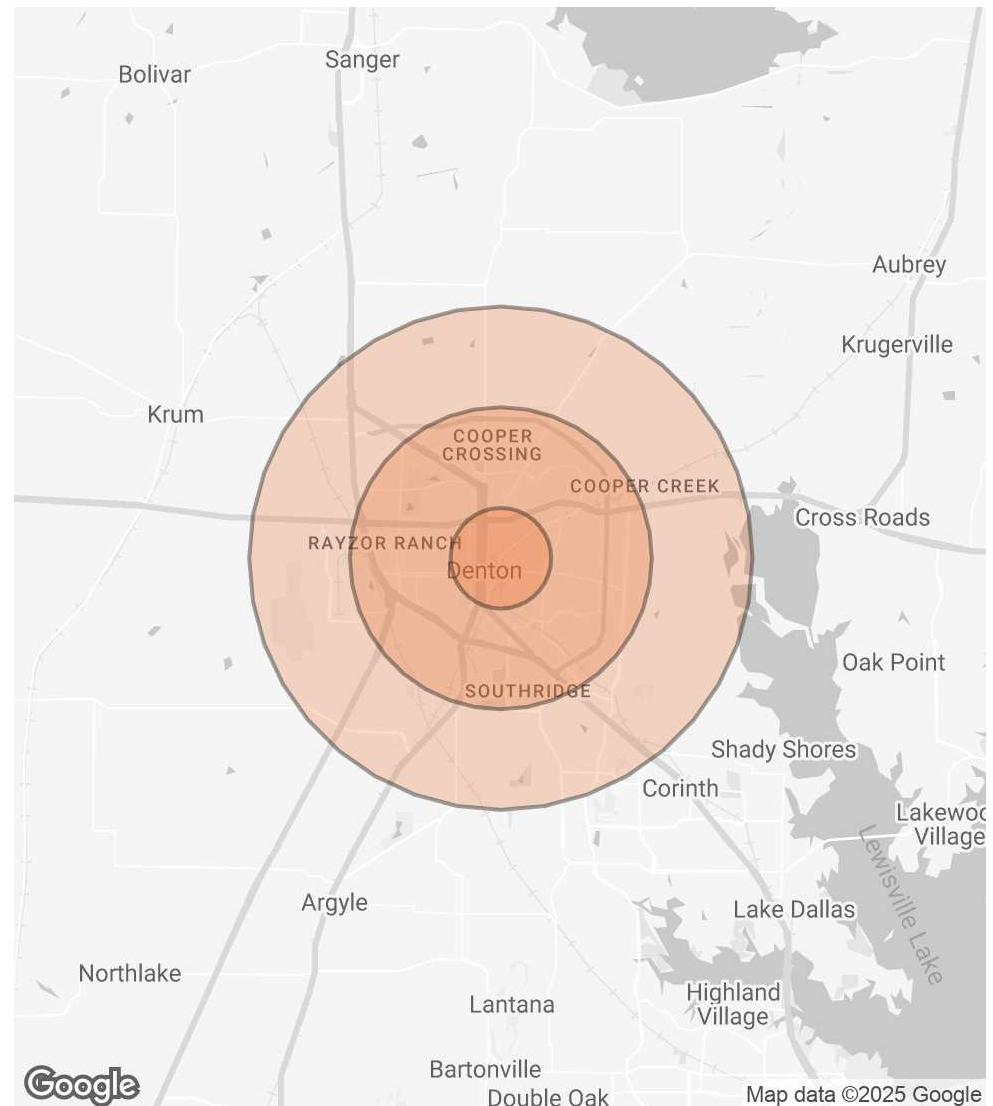
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,298	96,254	136,249
<b>AVERAGE AGE</b>	32	34	35
<b>AVERAGE AGE (MALE)</b>	33	34	34
<b>AVERAGE AGE (FEMALE)</b>	32	35	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	5,892	39,675	53,496
<b># OF PERSONS PER HH</b>	2.6	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$61,417	\$75,196	\$89,495
<b>AVERAGE HOUSE VALUE</b>	\$389,302	\$348,565	\$355,173

Demographics data derived from AlphaMap



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## MEET THE TEAM



**KRIS SMITH**

Advisor

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