

LEASE
315 S Locust St

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Denton, TX 76201

PRESENTED BY:

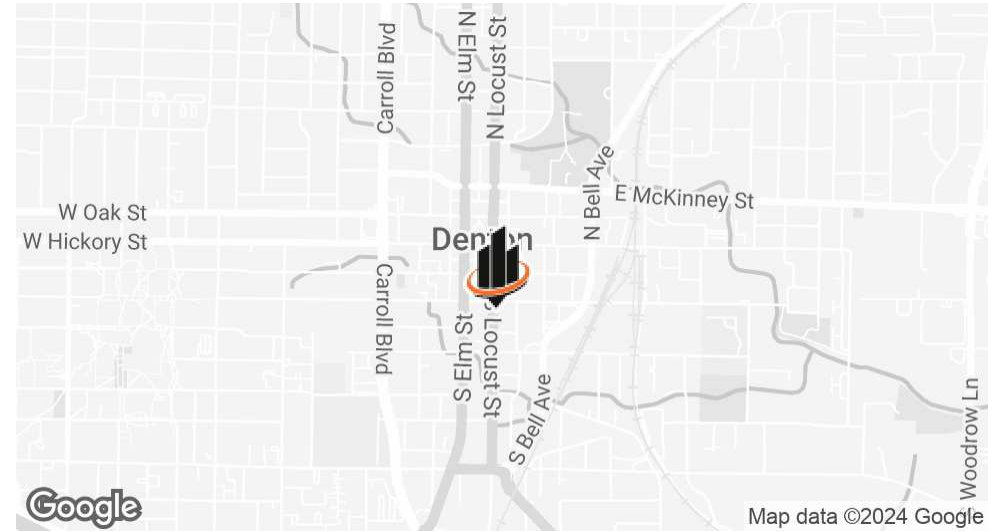
KRIS SMITH

O: 940.381.2220

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call For Pricing
NUMBER OF UNITS:	15
AVAILABLE SF:	1,890 SF
LOT SIZE:	28,399 SF
BUILDING SIZE:	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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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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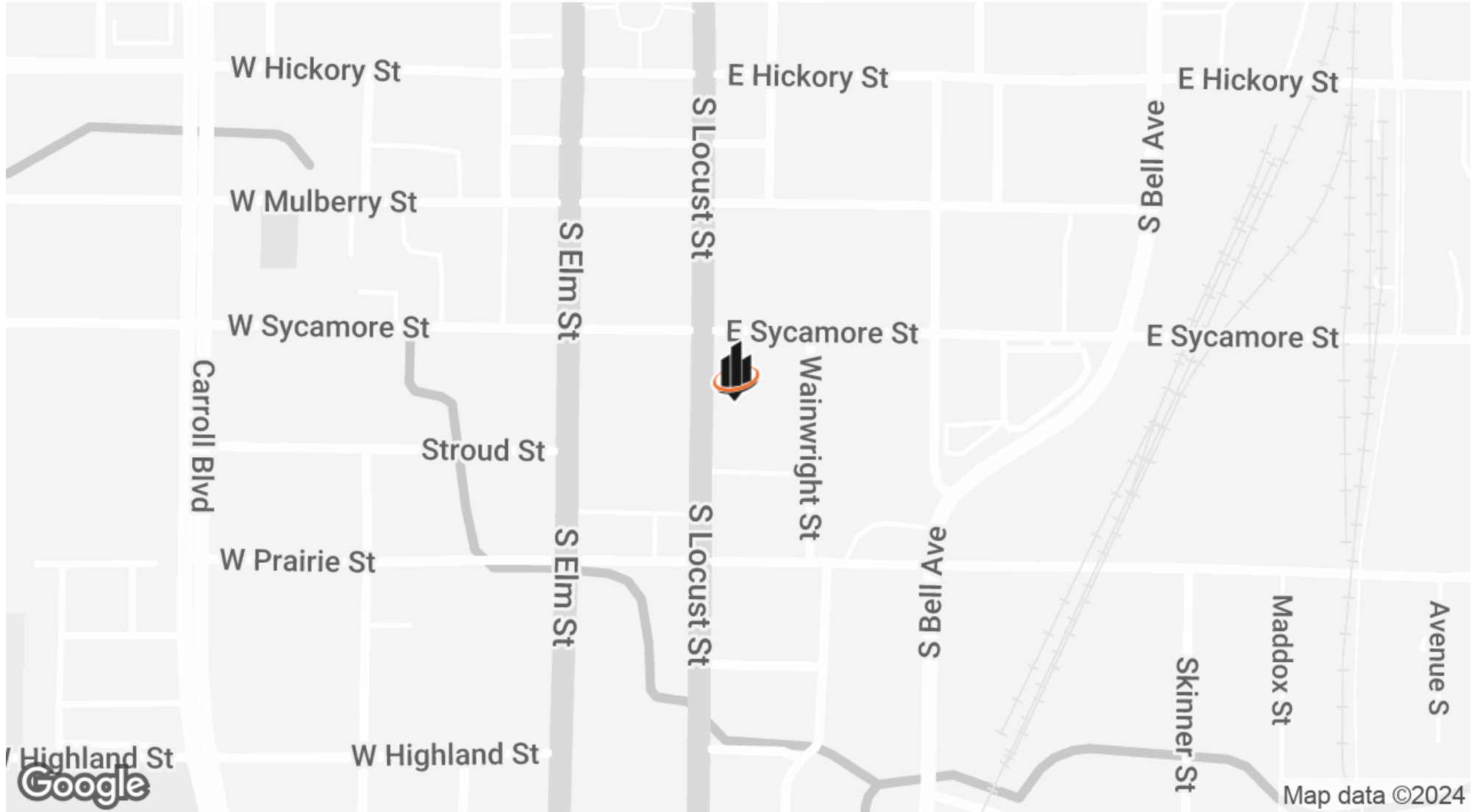
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

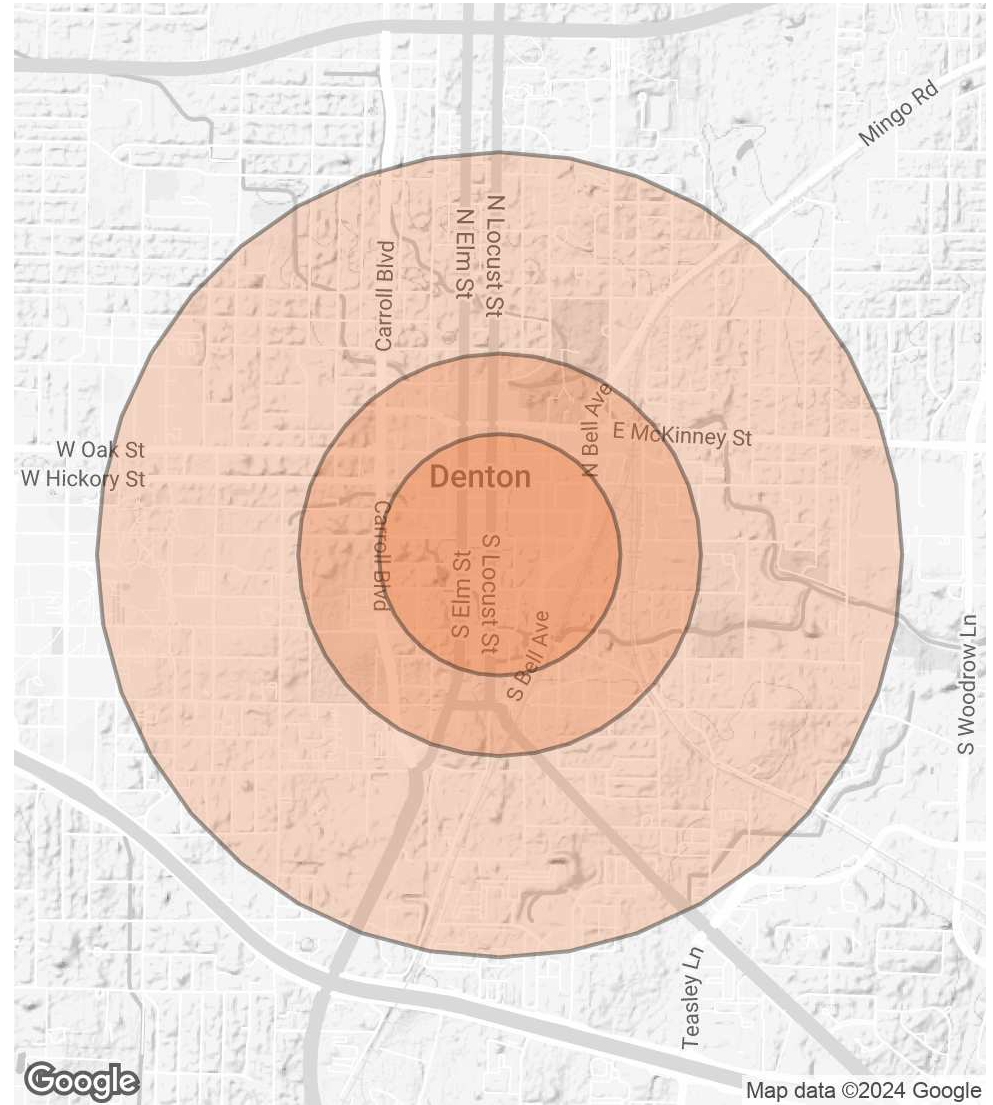
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,094	3,502	20,443
AVERAGE AGE	32	31	30
AVERAGE AGE (MALE)	32	31	30
AVERAGE AGE (FEMALE)	32	31	30

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	602	1,906	8,959
# OF PERSONS PER HH	1.8	1.8	2.3
AVERAGE HH INCOME	\$55,149	\$51,327	\$52,286
AVERAGE HOUSE VALUE	\$213,494	\$309,495	\$337,631

Demographics data derived from AlphaMap



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