



## Available Late Spring/Early Summer 2025: For Lease

### 116 W 2nd Street | Venus, Texas 76084

Customizable Retail Space in Historic Downtown Venus | 2,000 sq ft | First Floor

### Overview

- Prime opportunity to lease a fully renovated and completely customizable space.
- Property features newly remodeled 1st floor retail space, ready to be customized and tailored to tenant use.
- Conveniently located seven miles east of IH-35 N, and under 40 minutes from downtown Ft Worth, Arlington, or Dallas.
- Storefront parking spaces with covered entry; awning owned and maintained by the City of Venus.

### Updates Include

New AC, plumbing, electrical, and store front windows!

### Zoning

C-1 Restricted Commercial District. Acceptable uses include almost any commercial business (i.e., coffee shop, medical/dental, restaurant, etc.)

### Lease Rate

\$33.00/sq ft, plus utilities

### Space Dimensions

Approximately 25' x 80'



PROPOSED 3D RENDERINGS

### Uprise Real Estate Partners

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### Questions? Contact

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