

LEASE
116 W Oak St

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Denton, TX 76201

PRESENTED BY:

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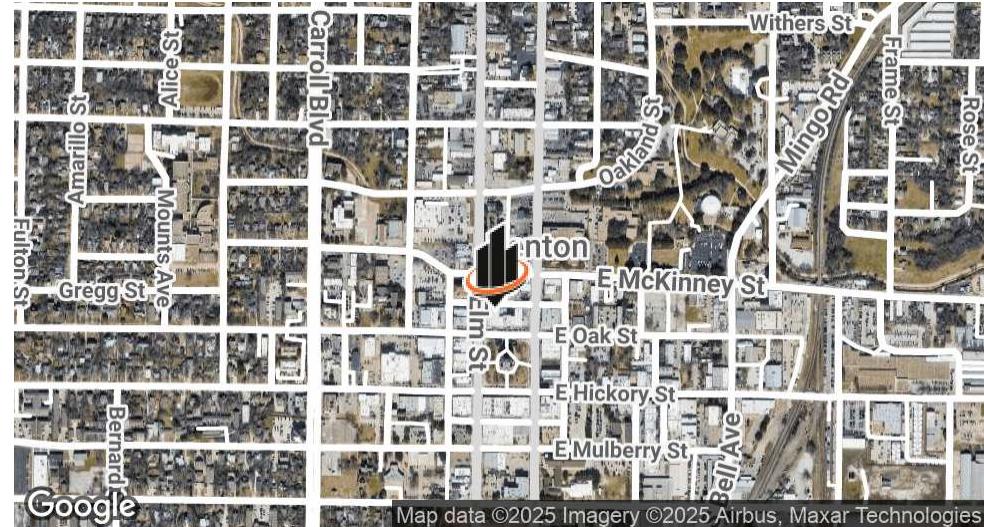
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NNN)
AVAILABLE SF:	3,000-6000 SF
BUILDING SIZE:	6,000 SF



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 116 W Oak St, Denton, TX. Under new ownership, this property is undergoing an extensive and transformative renovation. Boasting modern updates and enhancements, the property offers a stylish and functional space ideal for a variety of businesses. Additionally, a remarkable feature includes a 3,000 SF finished basement at no additional cost, providing ample room for expansion or specialized usage.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	3,000 SF	NNN	\$19.00 SF/yr	-
200	Available	3,000 SF	NNN	\$19.00 SF/yr	-

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CITY INFORMATION



LOCATION DESCRIPTION

Discover the vibrant atmosphere of Denton, TX, where the energy of a college town and the charm of historic downtown combine. Located in the heart of Denton, this prime retail opportunity offers a bustling environment surrounded by eclectic shops, local eateries, and entertainment venues. Just steps away, explore popular attractions like the Denton County Courthouse-on-the-Square, the Campus Theatre, and the quirky boutiques along the Denton Square.

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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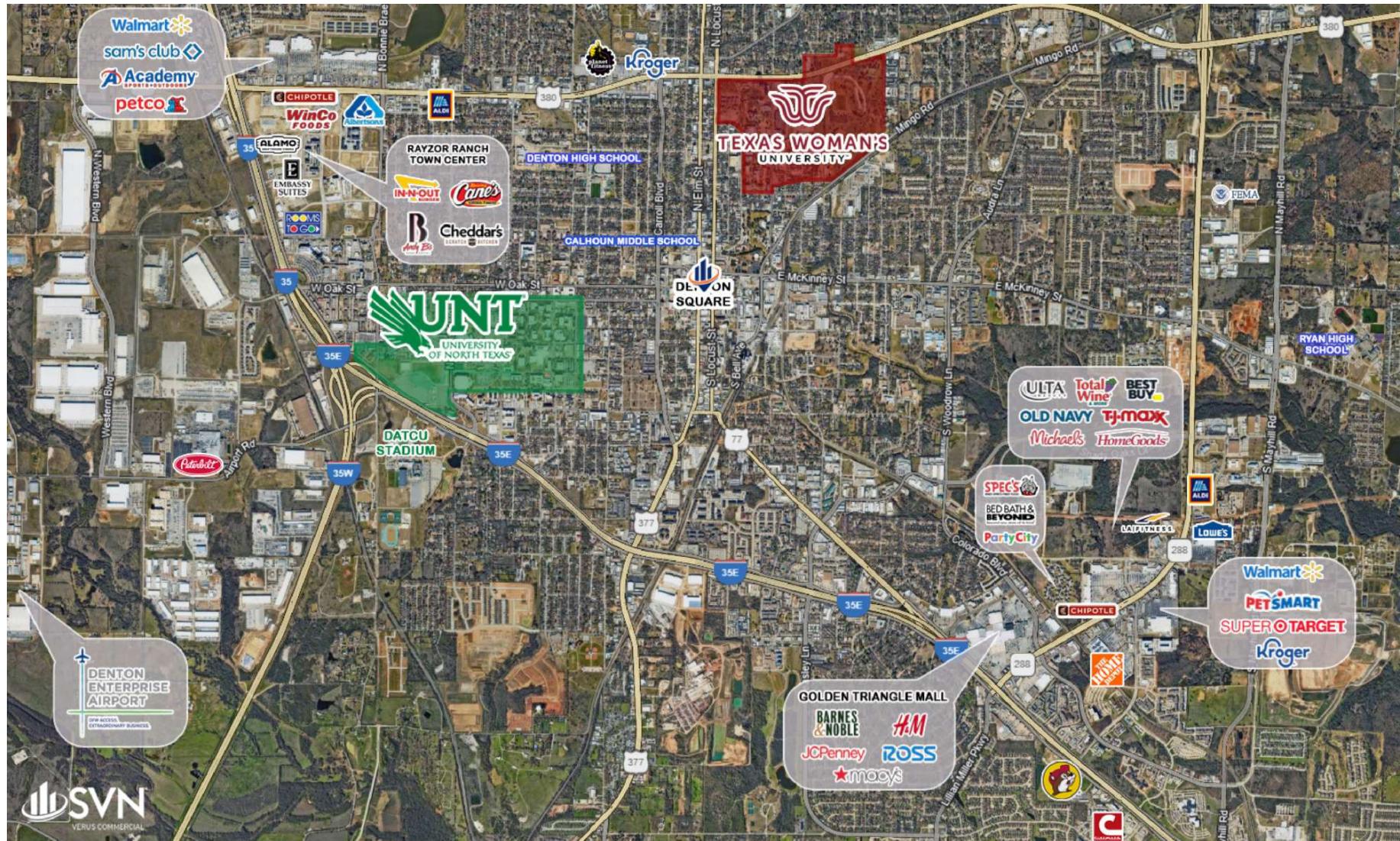
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RETAIL MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

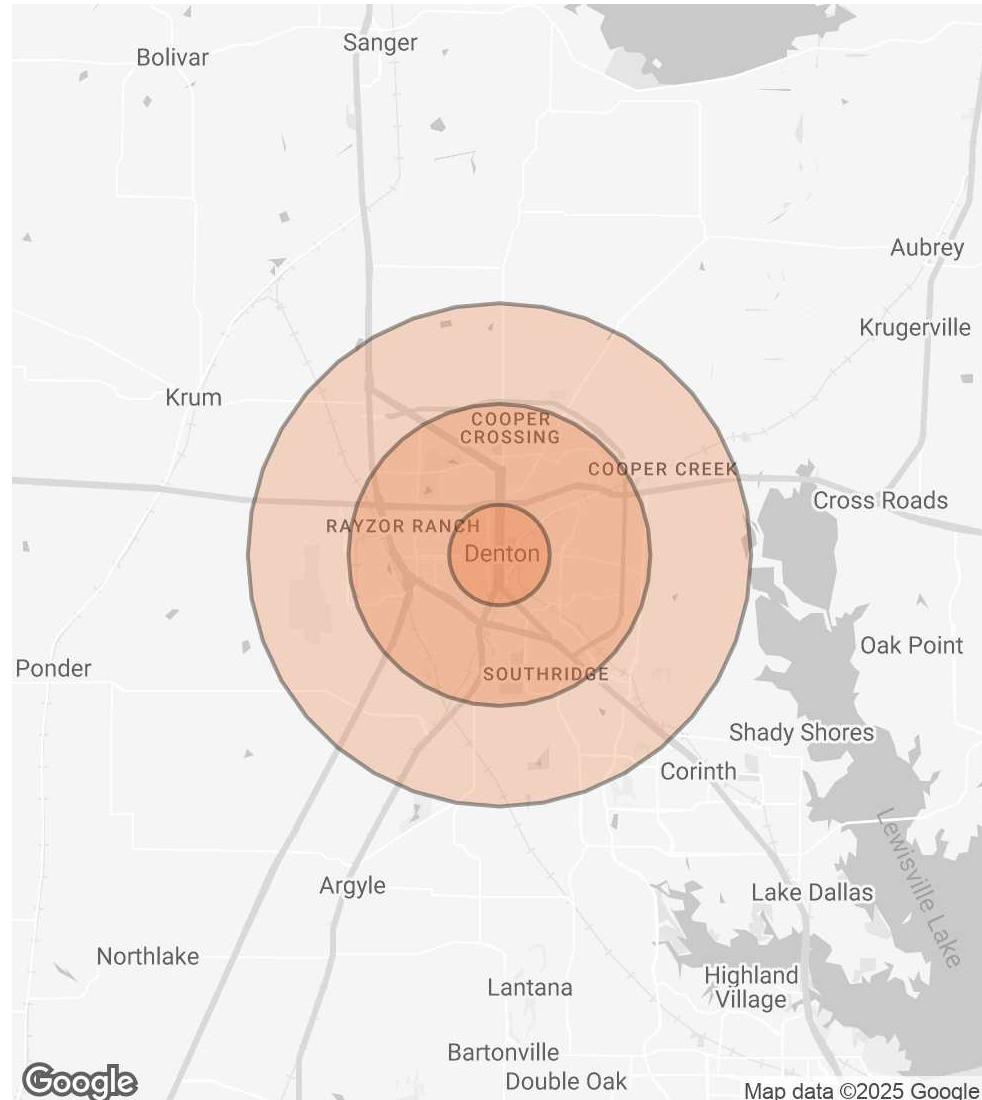
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,103	94,758	137,531
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,761	39,122	53,905
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$54,090	\$74,791	\$90,171
AVERAGE HOUSE VALUE	\$358,906	\$352,328	\$358,388

Demographics data derived from AlphaMap



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MEET THE TEAM



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