

LEASE

116 W Oak St

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Denton, TX 76201

PRESENTED BY:

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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

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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.

LEASE SPACES



AVAILABLE SUITE	SPACES 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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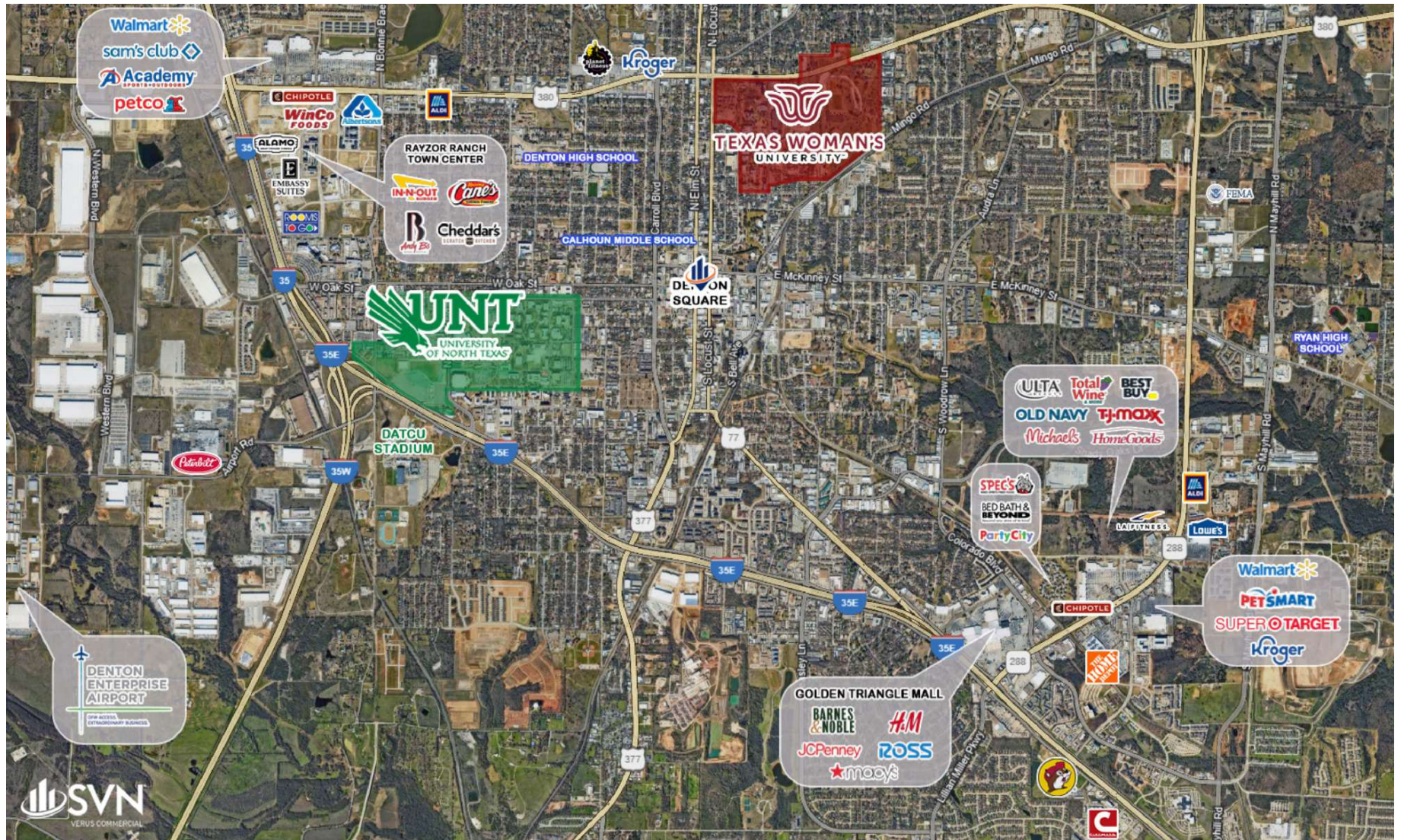
LOCATION BENEFITS

- 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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RETAIL MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE3 MILES5 MILES

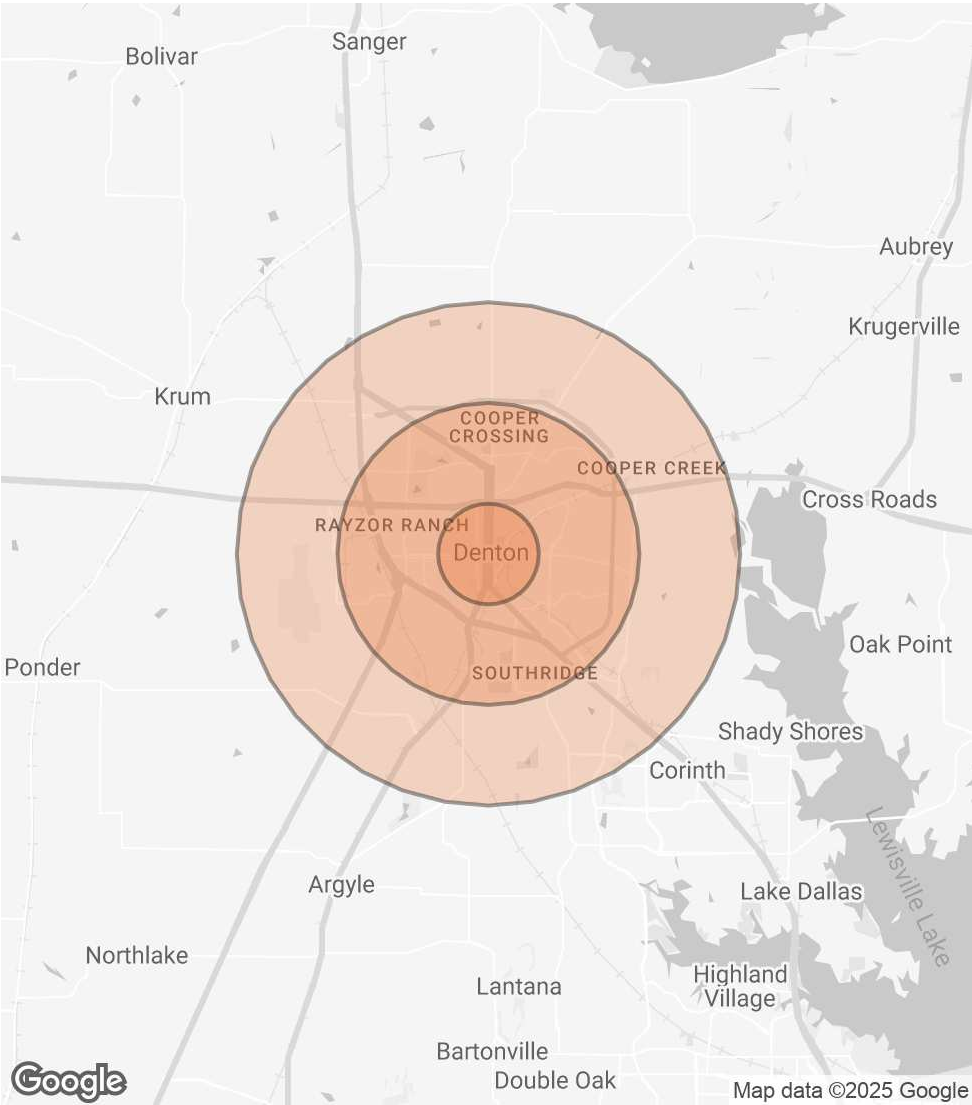
TOTAL POPULATION	18,103	94,758	137,531
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME

1 MILE3 MILES5 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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