

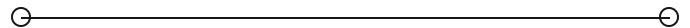


LEASE

1300 Fulton St Ste 102

1300 FULTON ST STE 102

Denton, TX 76201



PRESENTED BY:

KRIS SMITH

O: 940.381.2220

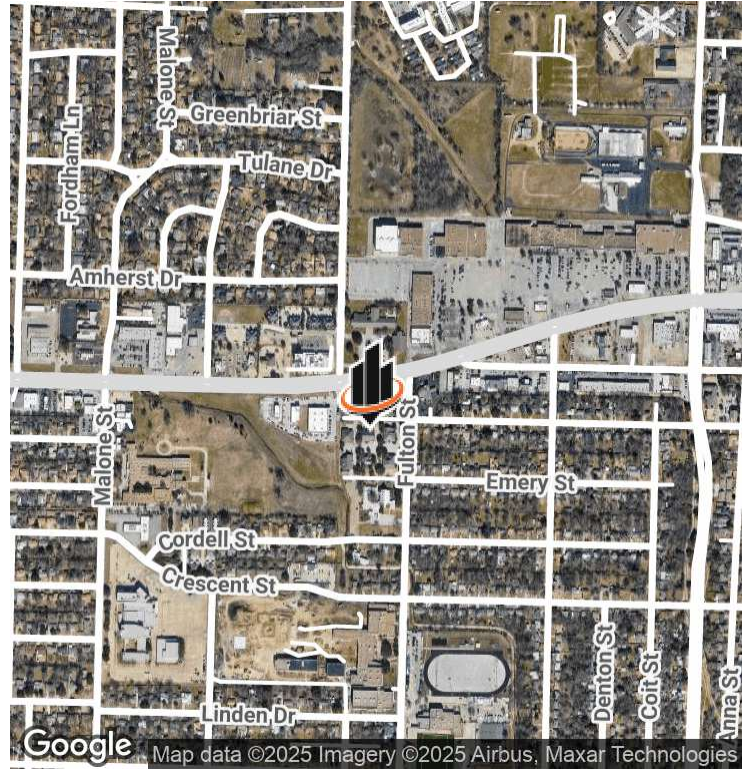
kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	5,521 SF
LOT SIZE:	22,920 SF
BUILDING SIZE:	5,521 SF

PROPERTY DESCRIPTION

This building is a second generation day care and is fully built out with restrooms, a kitchen, and many classrooms. The covered porch is already turfed and allows a great space for children to be outside while in a safe, fenced in, and covered area. The reception and office allows great work space for the tenant while being out of the way of the business.

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

ADDITIONAL PHOTOS

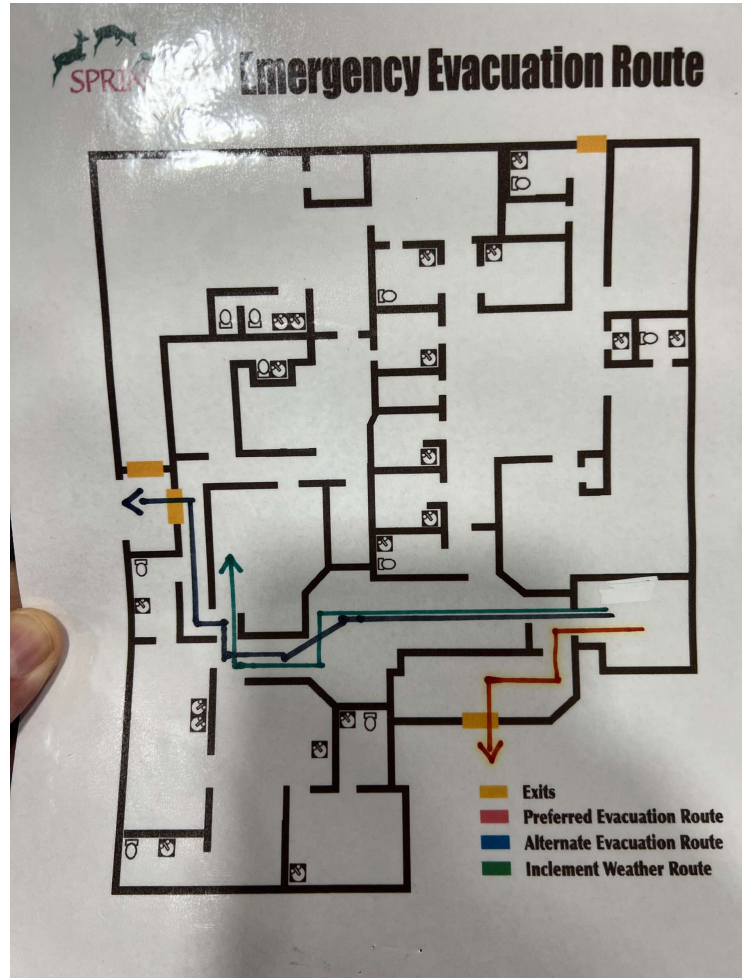


KRIS SMITH **BRYSON HUDGENS**
O: 940.381.2220 O: 940.381.2220
kris.smith@svn.com bryson.hudgens@svn.com

1300 FULTON ST STE 102 | Denton, TX 76201

SVN | VERUS COMMERCIAL 3

ADDITIONAL PHOTOS



KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

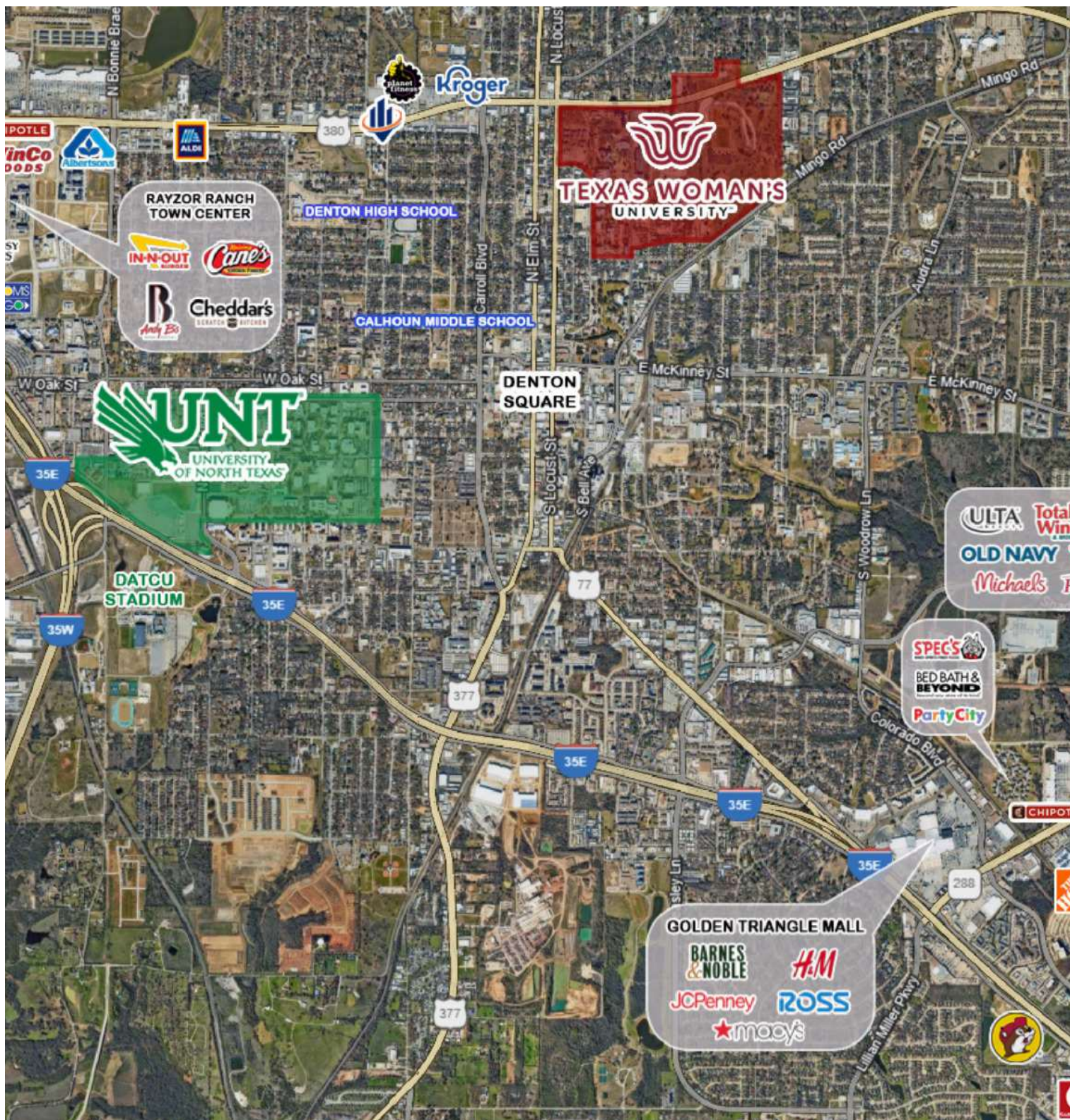
ADDITIONAL PHOTOS



KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

LOCATION MAP



KRIS SMITH

O: 940.381.2220

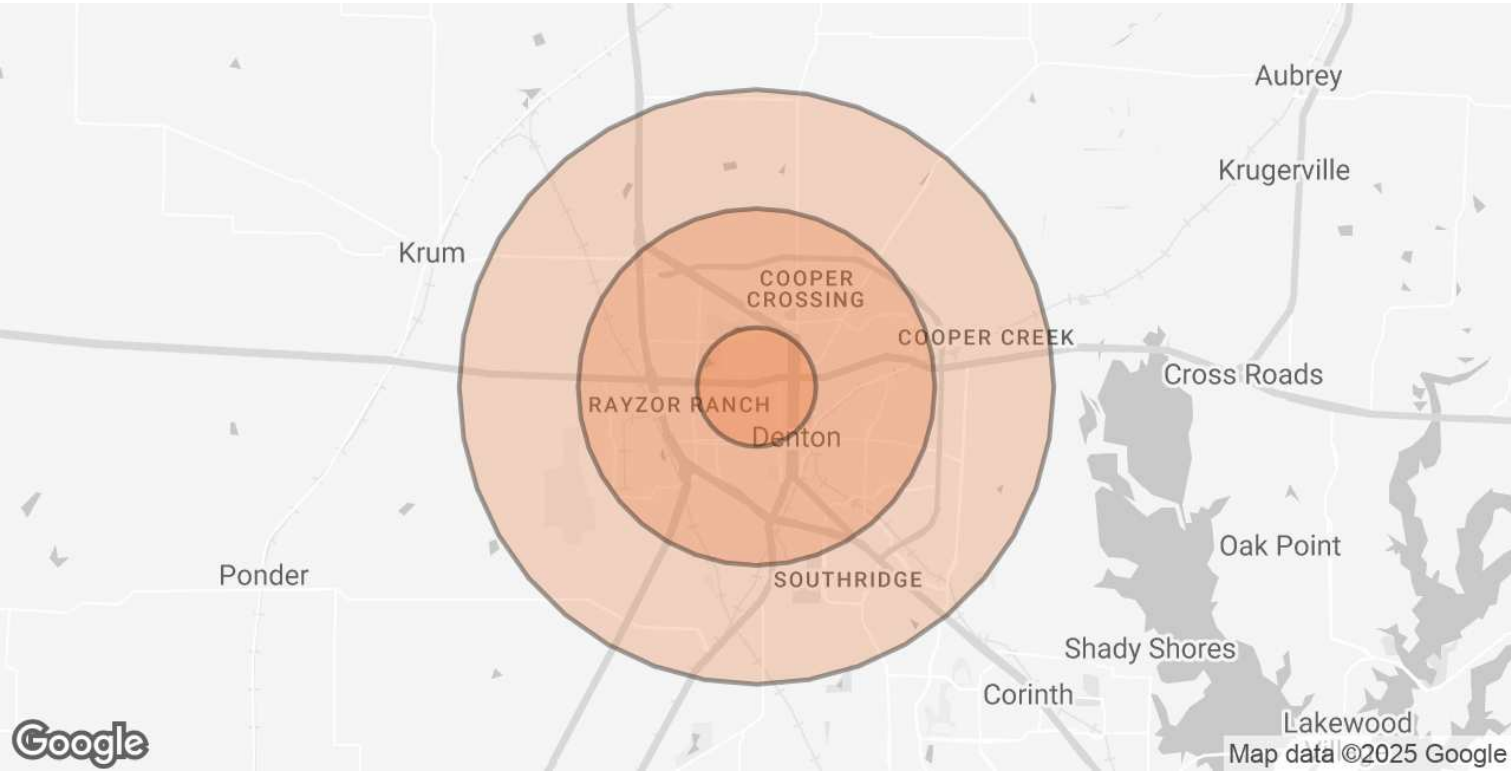
kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,711	86,010	127,366
AVERAGE AGE	36	34	35
AVERAGE AGE (MALE)	36	34	34
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,225	35,609	50,467
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$71,800	\$73,539	\$85,461
AVERAGE HOUSE VALUE	\$367,404	\$351,027	\$357,174

Demographics data derived from AlphaMap

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

MEET THE TEAM



KRIS SMITH

Advisor

Direct: 940.381.2220 Cell: 214.552.2413
kris.smith@svn.com



BRYSON HUDGENS

Associate Advisor

Direct: 940.381.2220 Cell: 940.435.9994
bryson.hudgens@svn.com

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com