



# PROPERTY SUMMARY

**PROPERTY:**

## Downtown Aubrey Retail

**LOCATION:**

204 & 208 S Main St, Aubrey TX 76227  
Downtown Aubrey

**POTENTIAL USE:**

Commercial / General Retail / Office / Restaurant

**AVAILABILITY:**

**204 Main St – +/- 4,698 SF** - Second generation restaurant space.

**PARKING:**

Abundant street parking

**UTILITIES:**

Tenants Expense – All existing to the site

**SIGNAGE:**

Façade and Monument available. All signage will be per city ordinances and Landlords approval.

**RATE:**

Call for Pricing

**SALES PRICE:**

Call for Pricing

**TERMS:**

5 Years Initial Term - Minimum

**TI:**

Negotiable

**COMMENTS:**

Take advantage of this location with prime exposure in the heart of rapidly growing Aubrey, TX. Charming historic buildings in old town Aubrey. Main Street is the crossroad between FM 428 & 377. Some kitchen equipment still in place. High ceilings, exposed bricks, and other historic finishes. High traffic / High visibility / High Demand Area in Denton County.

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