



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:	Facade 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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