

LEASE

Prime Retail by UNT

1507 W OAK ST

Denton, TX 76201

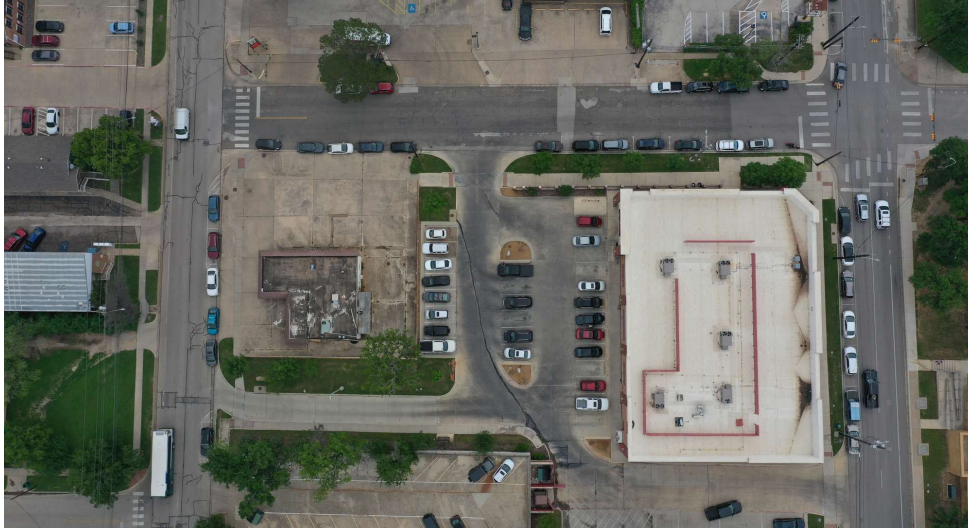
PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Pricing
AVAILABLE SF:	1,800 SF
LOT SIZE:	0.27 Acres
BUILDING SIZE:	1,800 SF

PROPERTY DESCRIPTION

This property offers a rare opportunity for a retail presence adjacent to the campus of the University of North Texas. The 1800 SF will be delivered in white box condition. The property allows for dedicated parking and access from both W Oak and Avenue B. The property also benefits from its neighbors 7-11 and CVS. There is a potential for drive-thru capability as well which opens up the property to additional retail uses.

LOCATION DESCRIPTION

Less than a block from the University of North Texas and its more than 45,000 students, this freestanding Retail property is a rare opportunity. Located at the corner of W Oak and Avenue B, the property sees a high volume of foot traffic.

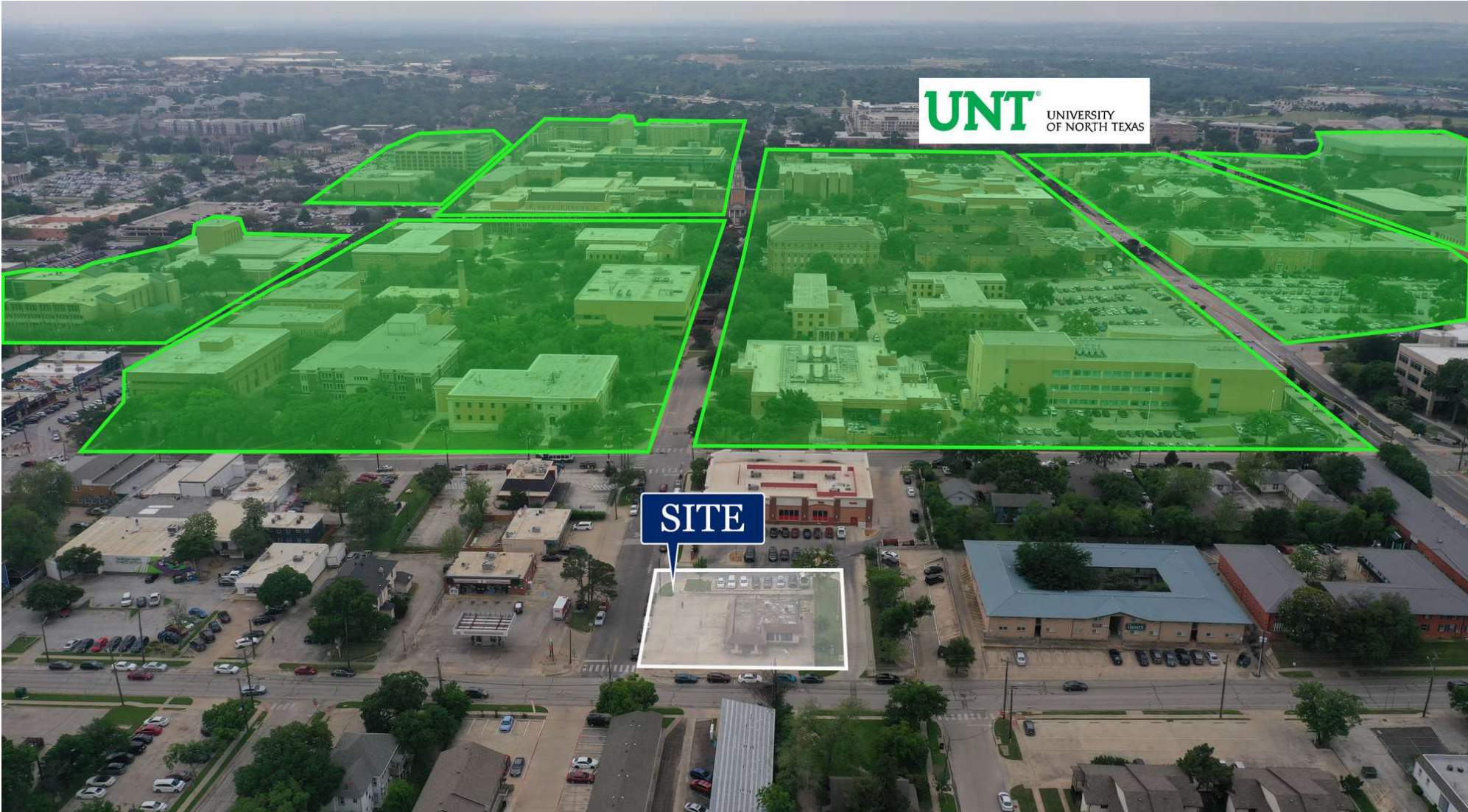
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ADDITIONAL PHOTOS



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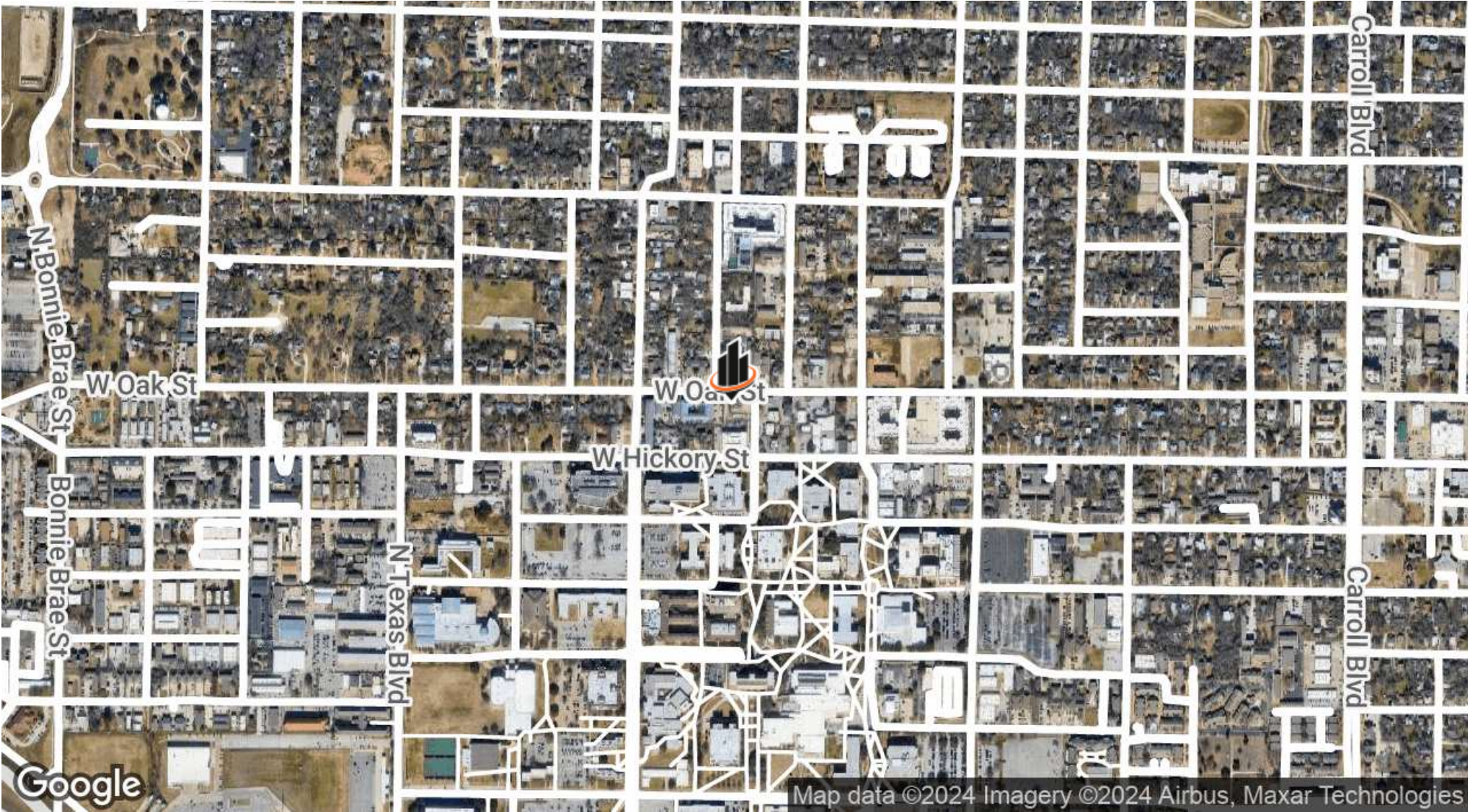
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LOCATION MAP



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