
PrestonBend

REAL ESTATE

FOR LEASE

1314 W. Hickory, Denton, Texas



OVERVIEW

- Total Building Size: 23,658 SF
- Available SF: 23,658 SF
- Lease Rate: Negotiable
- Zoning: DC-G (Downtown Commercial General)
- Dedicated Parking
- Easy access from Oak St and W. Hickory St

PROPERTY DETAILS

This property currently houses a college bookstore and sets directly across the street from The University of North Texas. With a dedicated parking lot, this is a fantastic retail opportunity! Denton is home to over 100,000 people, has two universities with more than 50,000 students, two hospitals, an industrial district and a lively downtown. Contact Brokers for more information!

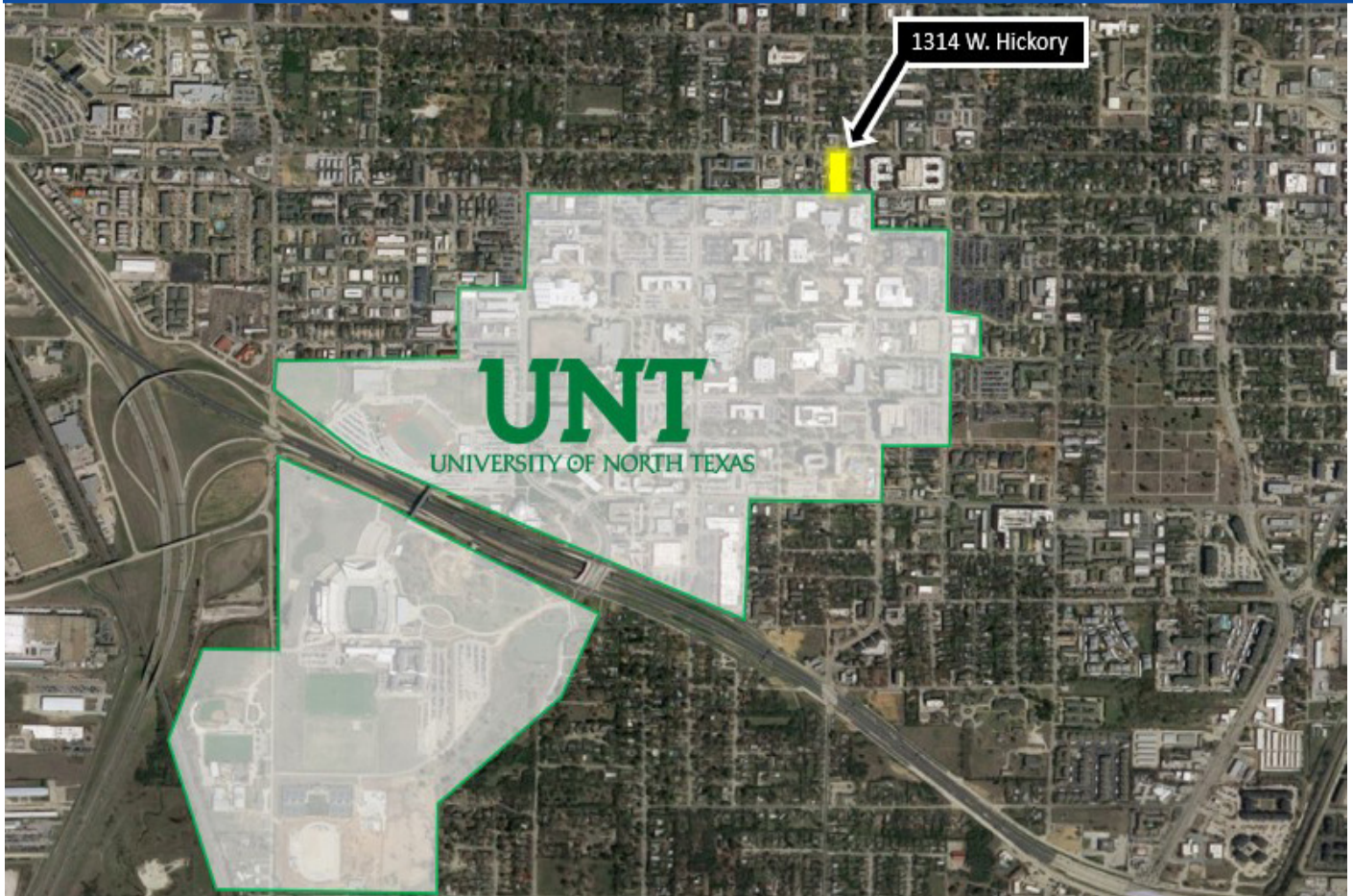


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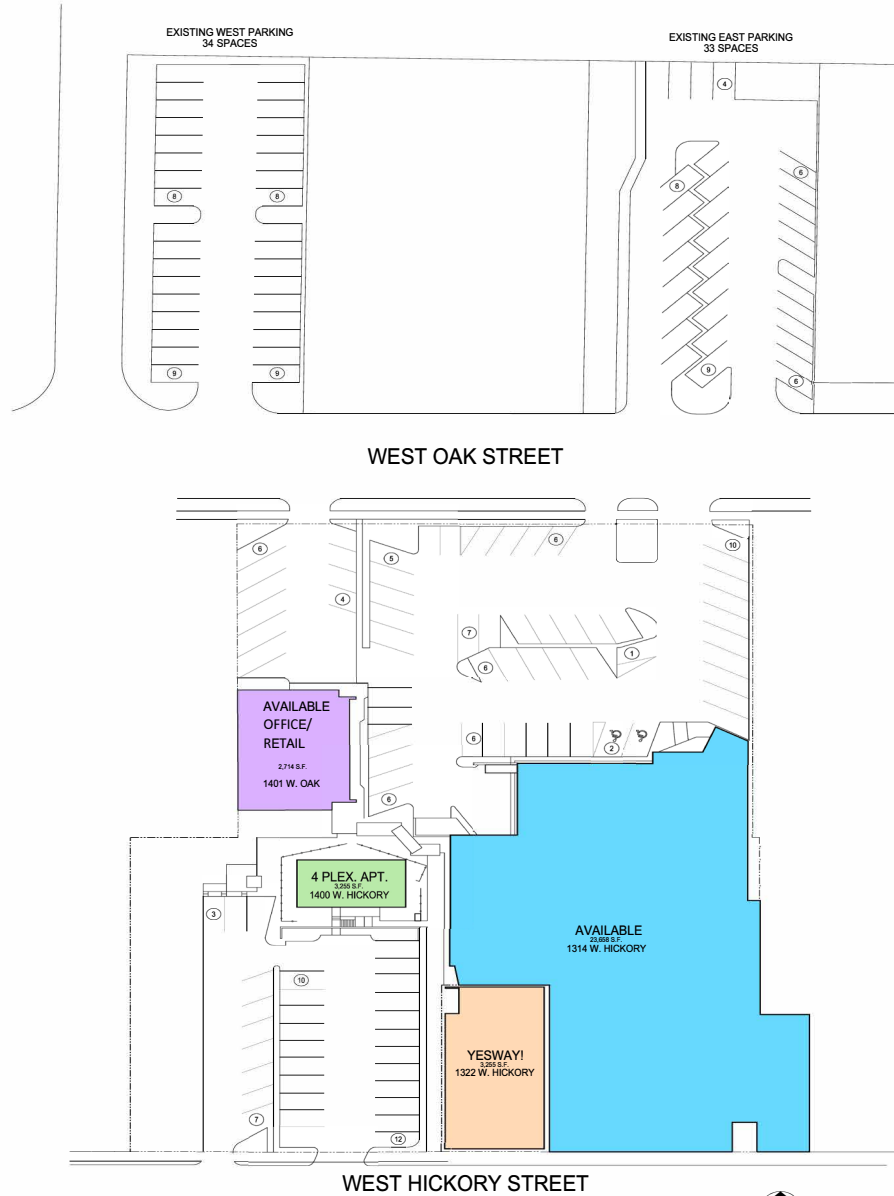
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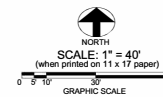
Site Plan



SITE PLAN

REVISED: 2/2/23

PARKING:	
REGULAR SPACES:	89
HANDICAP:	2
ACROSS OAK ST.	67
TOTAL:	158



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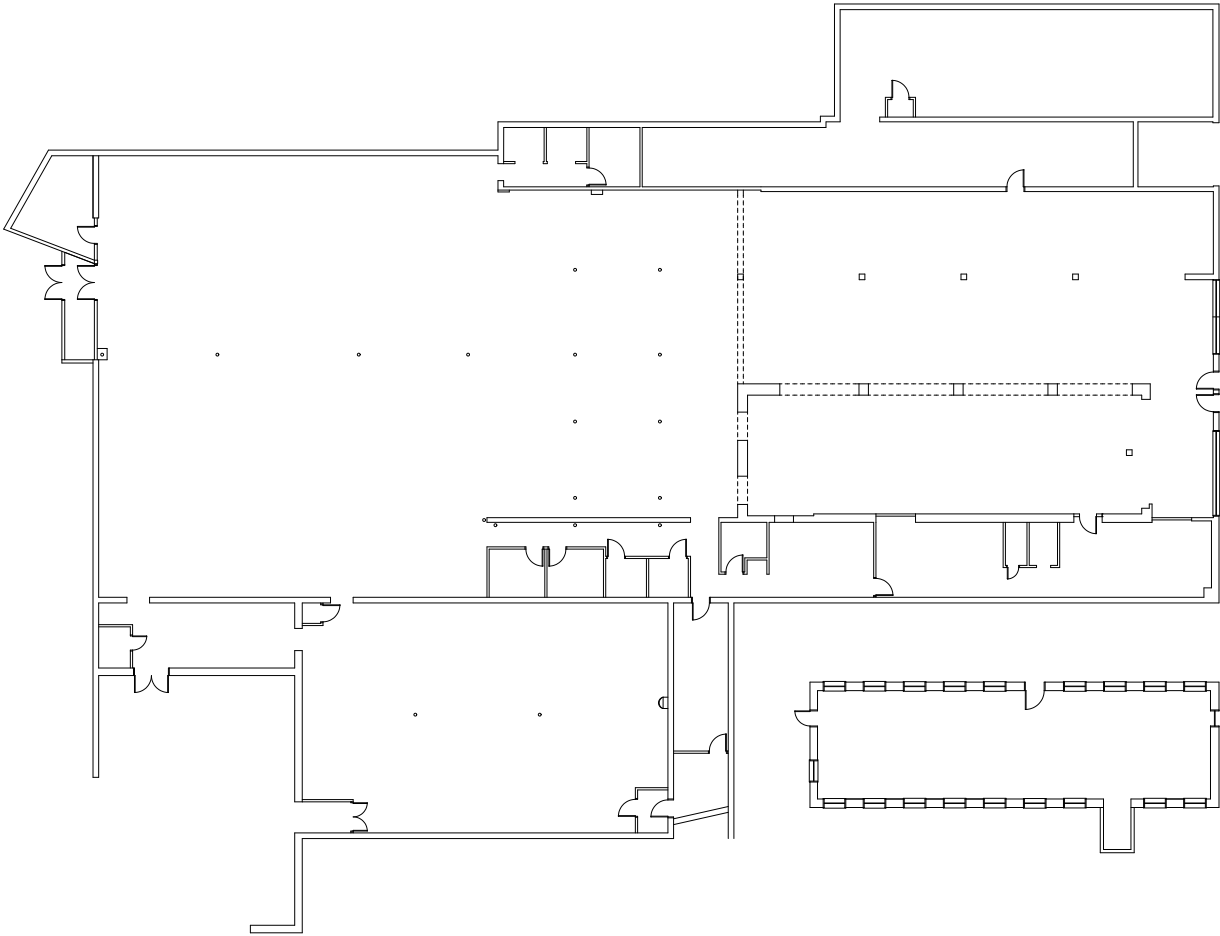
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Floor Plan



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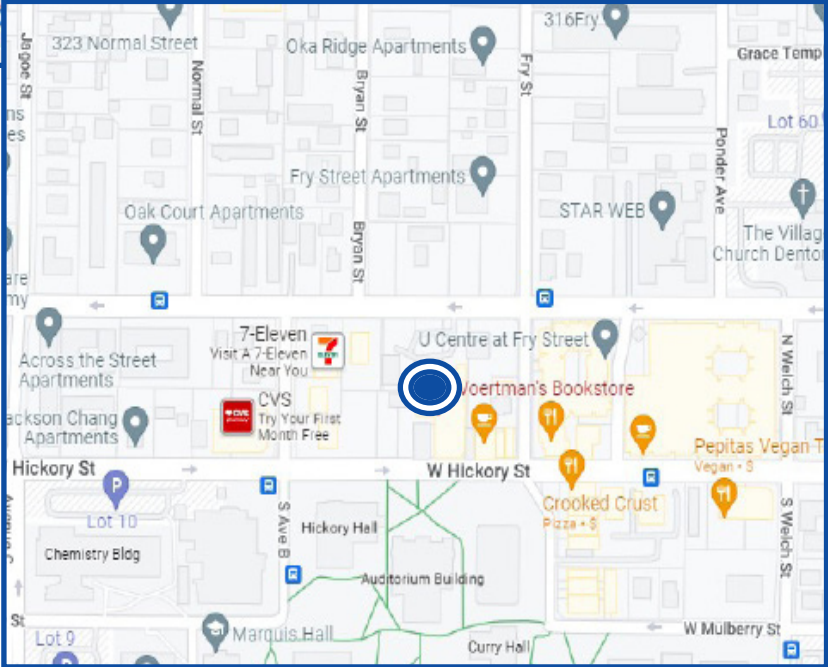
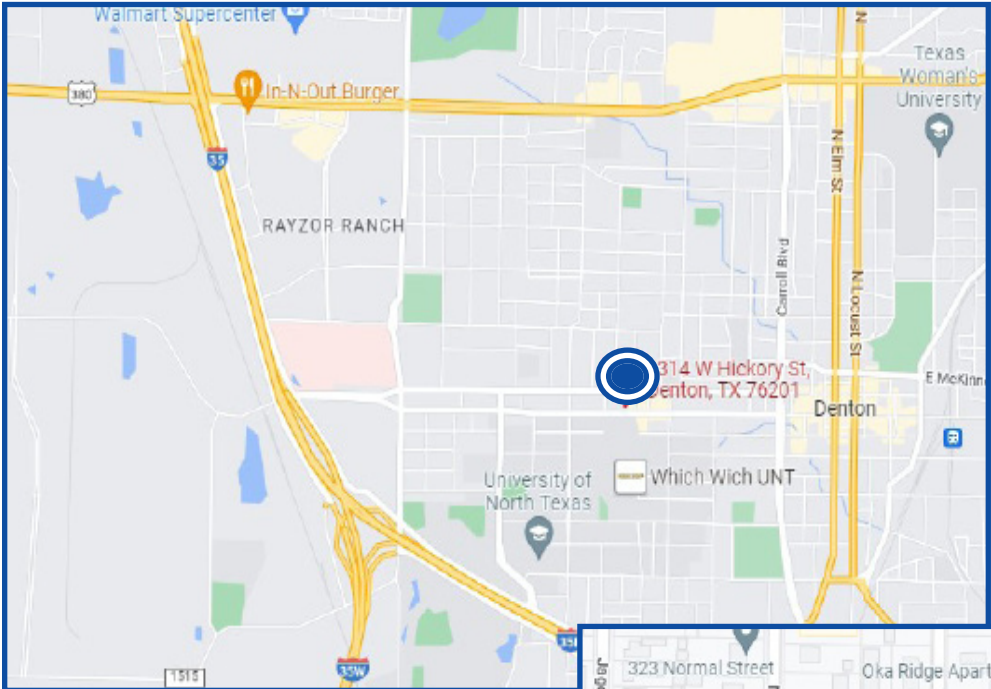
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Site Aerials



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