

Retail ★ LEASE

LanCarteCRE.com

2317 W UNIVERSITY DRIVE DENTON, TX 76201

UNIVERSITY VILLAGE



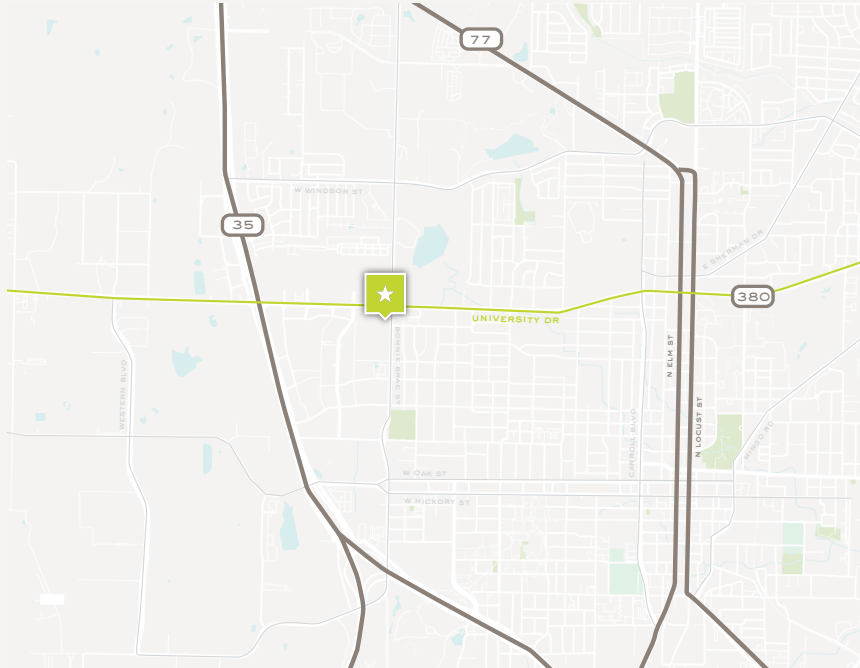
LANCARTE
COMMERCIAL

Riley Dow
rdow@lancartecre.com
817-681-2022

Retail ★ LEASE

2317 W UNIVERSITY DR

LanCarteCRE.com



PROPERTY FEATURES

- 1,500 - 3,539 SF available
- Albertson's Anchored Retail Center
- Excellent Signage Visibility
- +/- 592 Parking Spaces
- Close Proximity to I-35W

LOCATION OVERVIEW

University Village is located east of I-35W at the intersection of W. University Drive (Hwy 380) and N. Bonnie Brae Street in Denton, TX.

AVAILABLE SPACES

SUITE 149 **1,739 - 3,539 SF**

LEASING STRUCTURE

Contact Broker

Retail ★ LEASE

2317 W UNIVERSITY DR

LanCarteCRE.com

SITE PLAN



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	6,685	64,037	109,457
Average Income:	\$68,294	\$54,158	\$66,474
Employment:	7,991	32,546	52,820

W. University Dr. & N. Bonnie Brae St.:	19,103 VPD
W. University Dr. & I-35 W:	19,814 VPD

Retail ★ LEASE
2317 W UNIVERSITY DR

LanCarteCRE.com

EXTERIOR/AERIALS





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

RILEY DOW

817-681-2022 | rdow@lancartecre.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.