

**LEASE**

# The Russell Newman Building

**314 E HICKORY ST**

Denton, TX 76201

**PRESENTED BY:**

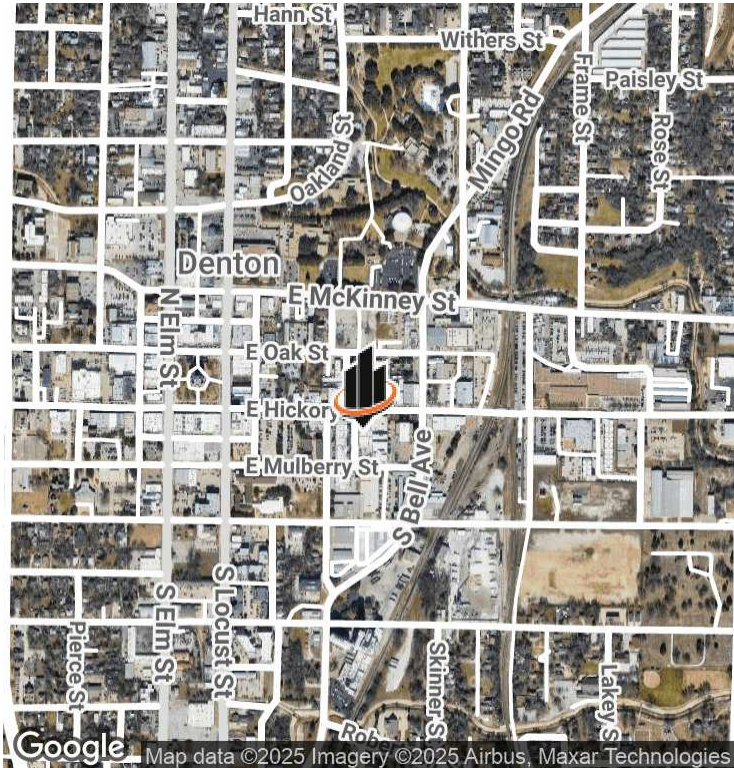
**KRIS SMITH**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This subject property has a second-generation restaurant. With a spacious open concept, this would be great for a restaurant user.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,697 - 2,762 SF
BUILDING SIZE:	36,938 SF

LOCATION DESCRIPTION

Located in the heart of Denton, TX, the Russell Newman Building is surrounded by a thriving cultural scene, trendy dining spots, and convenient amenities. Just steps from the charming Denton Square, home to local boutiques, art galleries, and live music venues. With easy access to US 380, tenants can also enjoy proximity to the University of North Texas and Texas Woman’s University. The Russell Newman Building offers the perfect backdrop for businesses to thrive in this lively community.

PROPERTY HIGHLIGHTS

- Prime location just off the Downtown Denton Square
- On-site parking for tenants and visitors
- Close proximity to US 380

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LEASE SPACES



LEASE INFORMATION

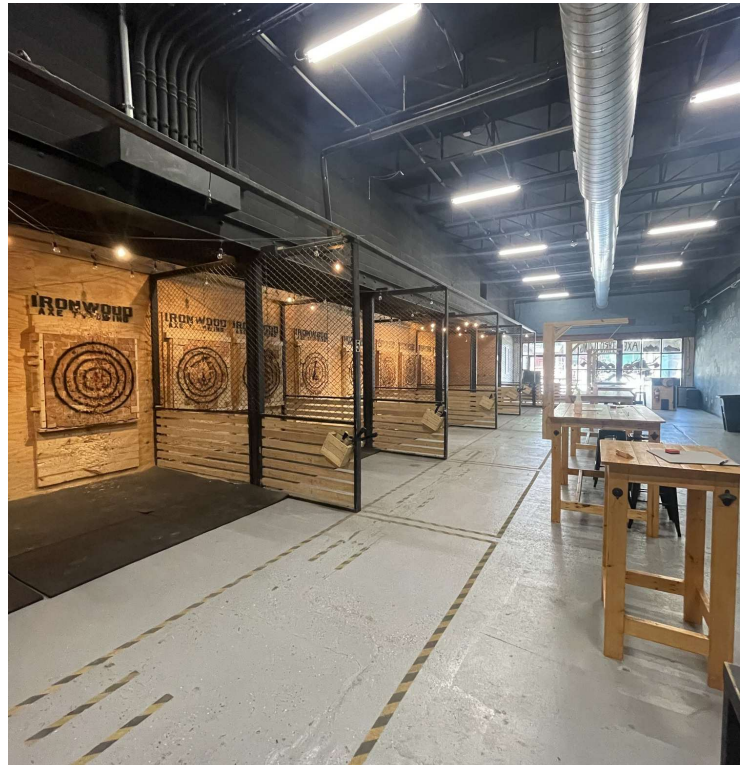
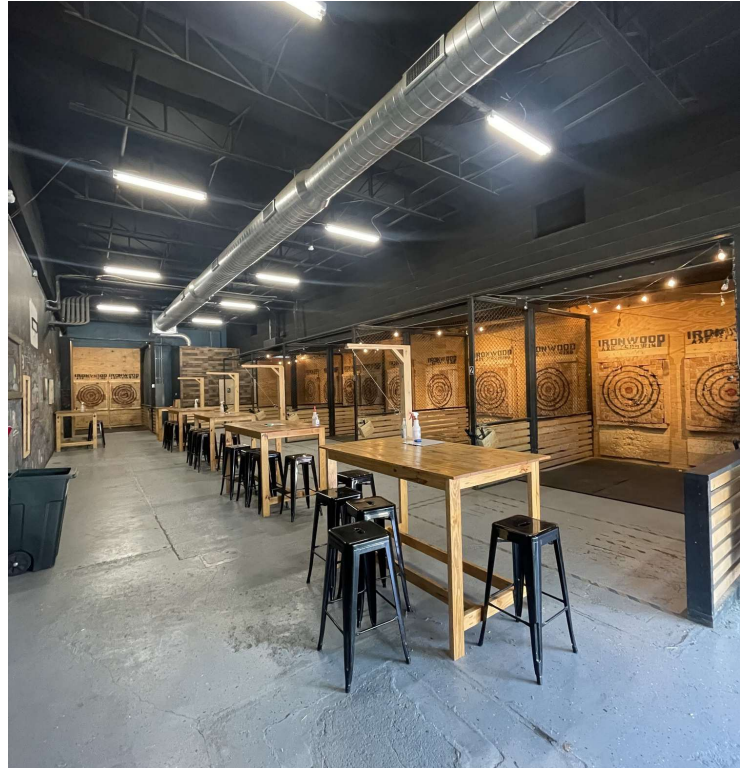
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,697 - 2,762 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 117	Available	2,697 SF	NNN	Call for pricing
Suite 121	Available	2,762 SF	NNN	Call for Pricing

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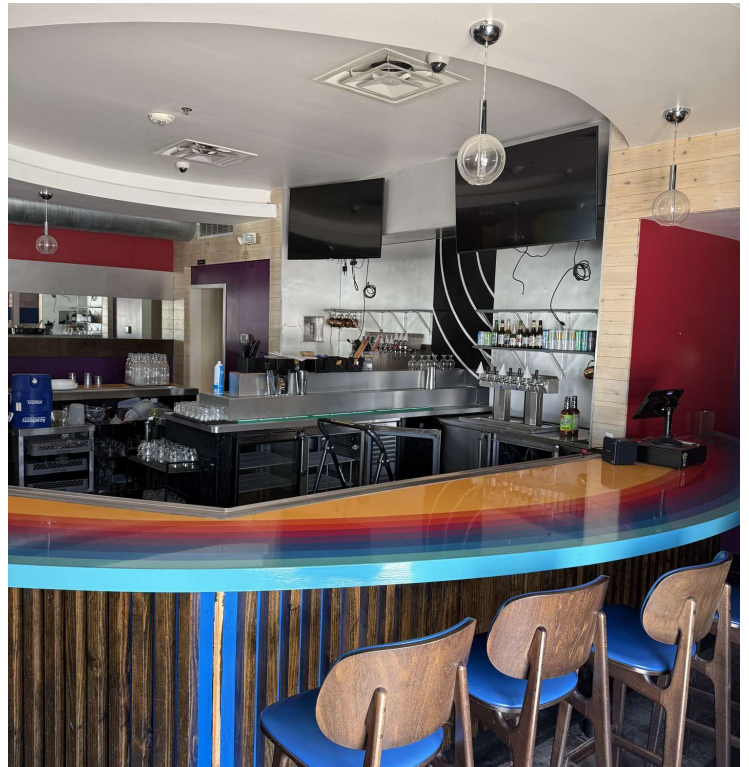
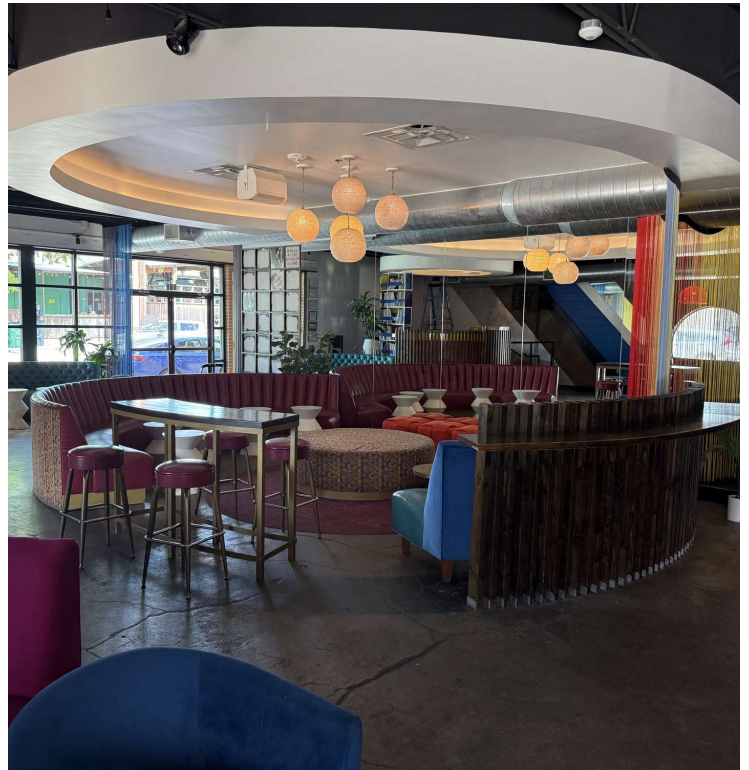
## SUITE 117 PHOTOS



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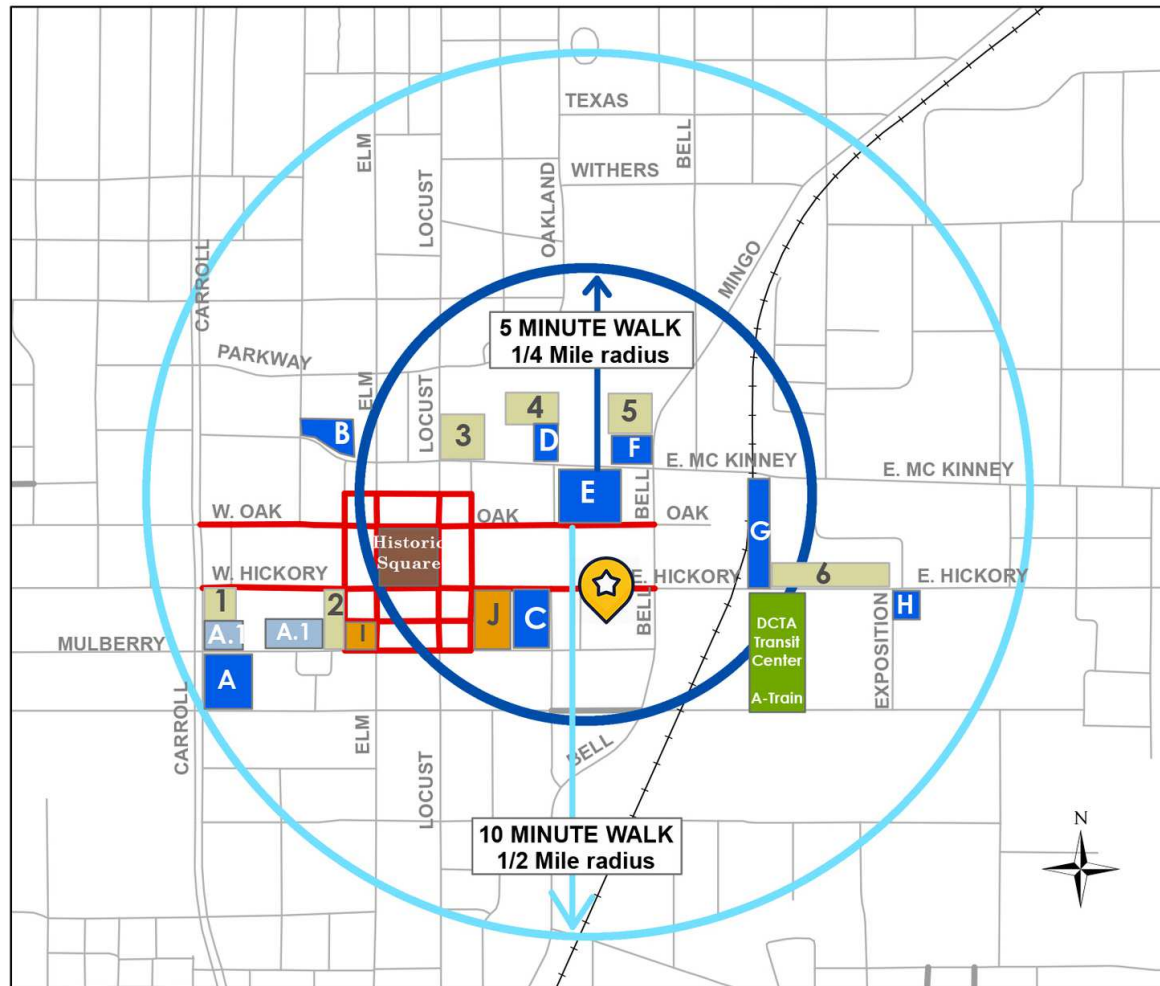
## SUITE 121 PHOTOS



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# DOWNTOWN PUBLIC PARKING MAP

## Denton Downtown Public Parking



### LEGEND

- DCTA TRANSIT CENTER  
A-Train/Bus Depot
- HISTORIC COURTHOUSE  
ON THE SQUARE
- GOVERNMENT OFFICES  
1. JOSEPH A. CARROLL  
2. DEVELOPMENT SERVICES  
3. U.S. POST OFFICE  
4. CITY HALL  
5. CIVIC CENTER  
6. CITY HALL EAST/  
POLICE DEPT
- TIMED STREET PARKING  
2 HR LIMIT - ENFORCED  
M-F 8am - 5pm

### P PUBLIC PARKING LOTS WITH # AVAIL SPACES

- A. County Parking Lot  
Spaces: 111
- A.1 County Carroll Courts Bldg Spaces: 75  
City Development Svcs Spaces: 85  
AVAILABLE AFTER 5PM &  
SATURDAY/SUNDAY
- B. City Hall West Aux. Lot Spaces: 47
- C. Williams Trade Square Spaces: 102
- D. City Hall Parking Lot Spaces: 106  
(back, Post Office & main entrances)
- E. McKinney/Oak/Oakland Parking  
aka Former County Assessor  
Spaces: 125
- F. Civic Center Parking Lot Spaces: 185
- G. City Hall East Parking Lot Spaces: 121
- H. Public Parking Lot Spaces: 117
- I. Public Lot - PAID PARKING Spaces: 42
- J. Wells Fargo - PAID PARKING  
Spaces: 106

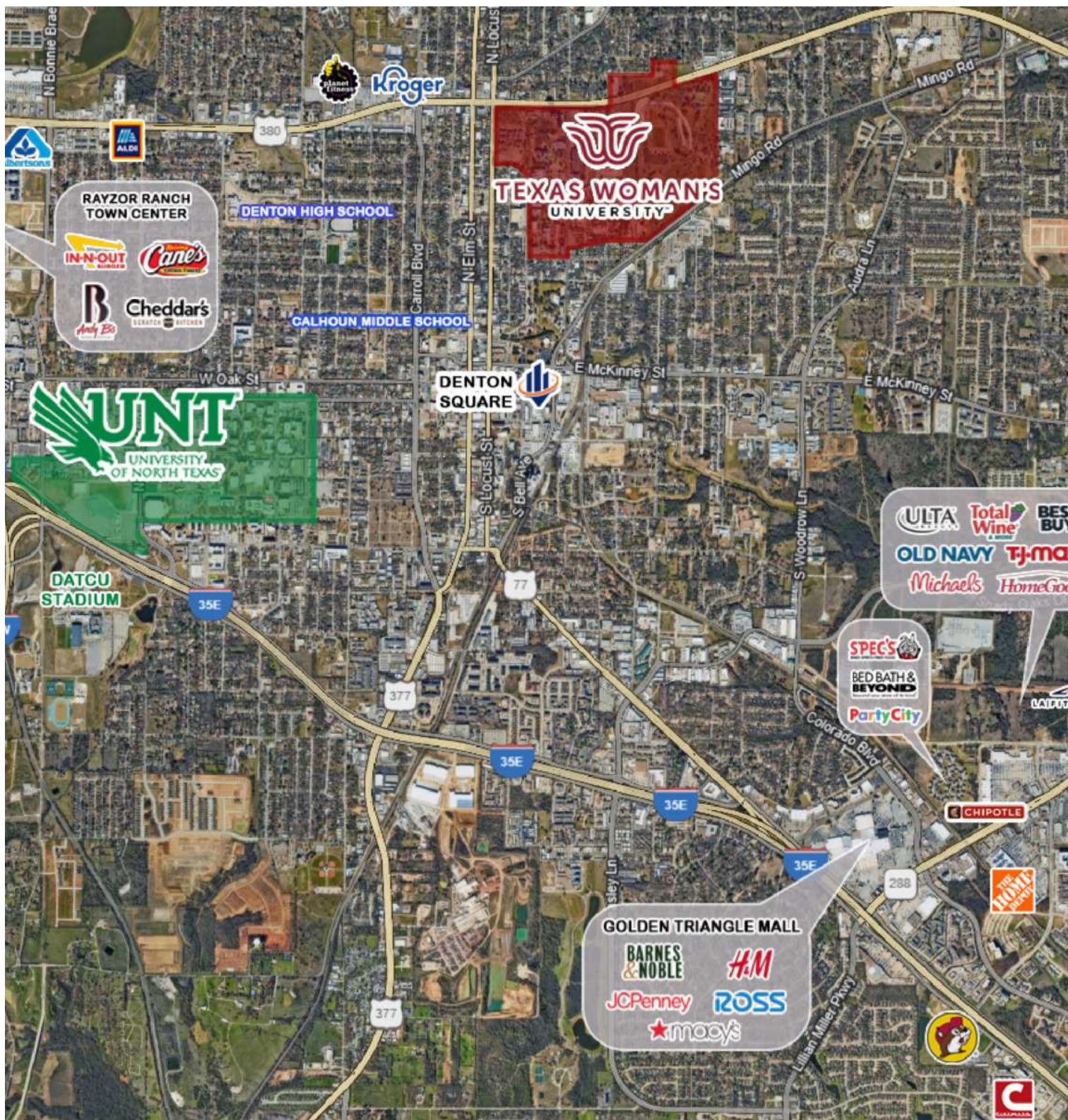
This map is a graphic representation prepared by the City of Denton Economic Development Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For Survey level accuracy, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed.

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Published 02/18

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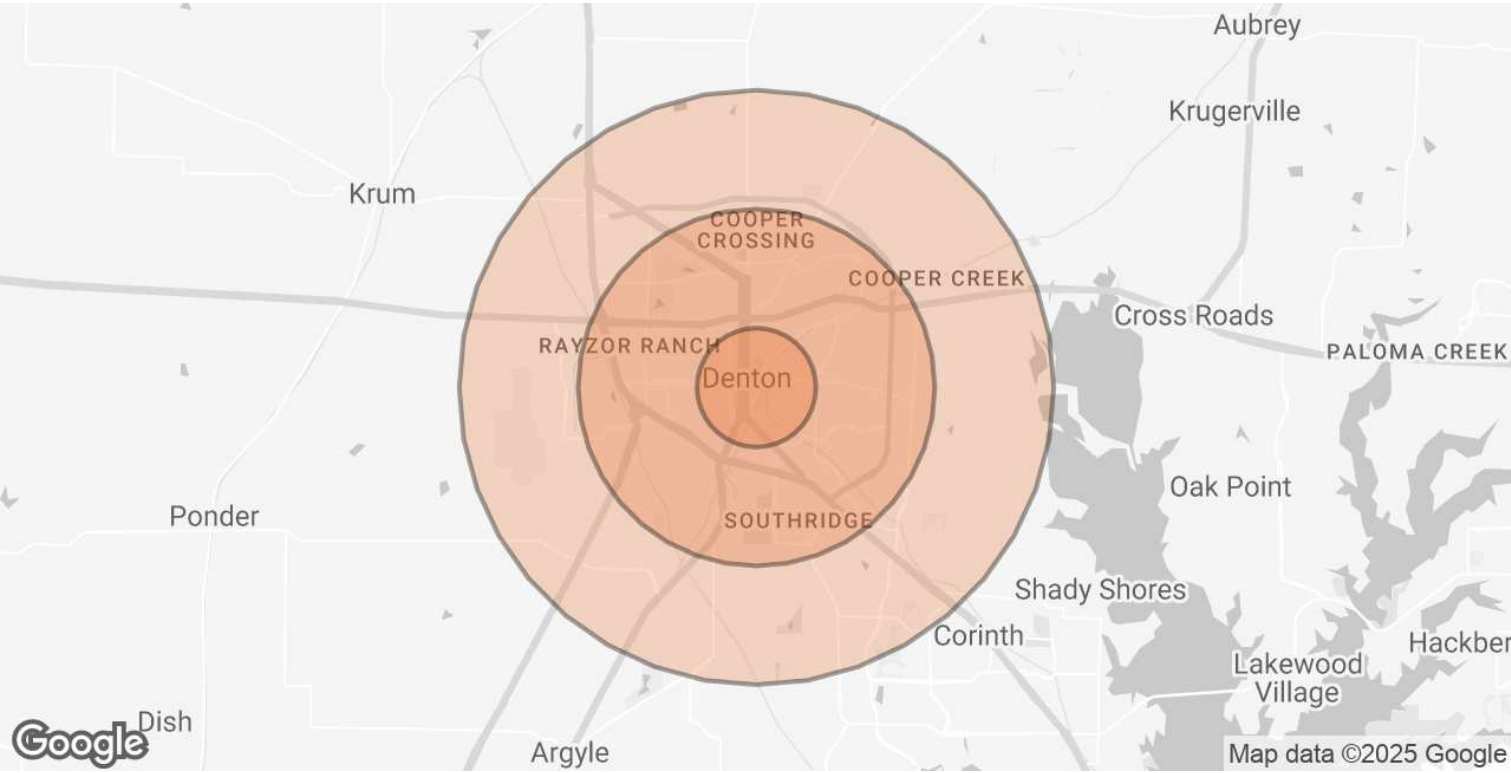
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,298	95,185	153,787
AVERAGE AGE	31	34	36
AVERAGE AGE (MALE)	31	34	35
AVERAGE AGE (FEMALE)	31	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,211	39,323	59,104
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$55,306	\$75,414	\$94,955
AVERAGE HOUSE VALUE	\$350,342	\$358,773	\$360,814

Demographics data derived from AlphaMap

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## LISTING CONTACTS



### KRIS SMITH

Advisor

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