

FOR LEASE

BOOMTOWN HISTORIC DENTON RETAIL

207 N ELM ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Rare opportunity to lease space just one block off Historic Downtown Denton Square. Corner location with high visibility and heavy traffic. Great opportunity for signage as well.

PROPERTY HIGHLIGHTS

- Rare availability of a historic Denton building.
- Great traffic and visibility at this location.
- Located adjacent to a large public parking lot.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,440 SF
Lot Size:	3,600 SF
Building Size:	10,441 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,005	15,352	26,822
Total Population	13,203	44,555	73,895
Average HH Income	\$34,573	\$42,225	\$50,873

GLEN FARRIS

940.381.2220

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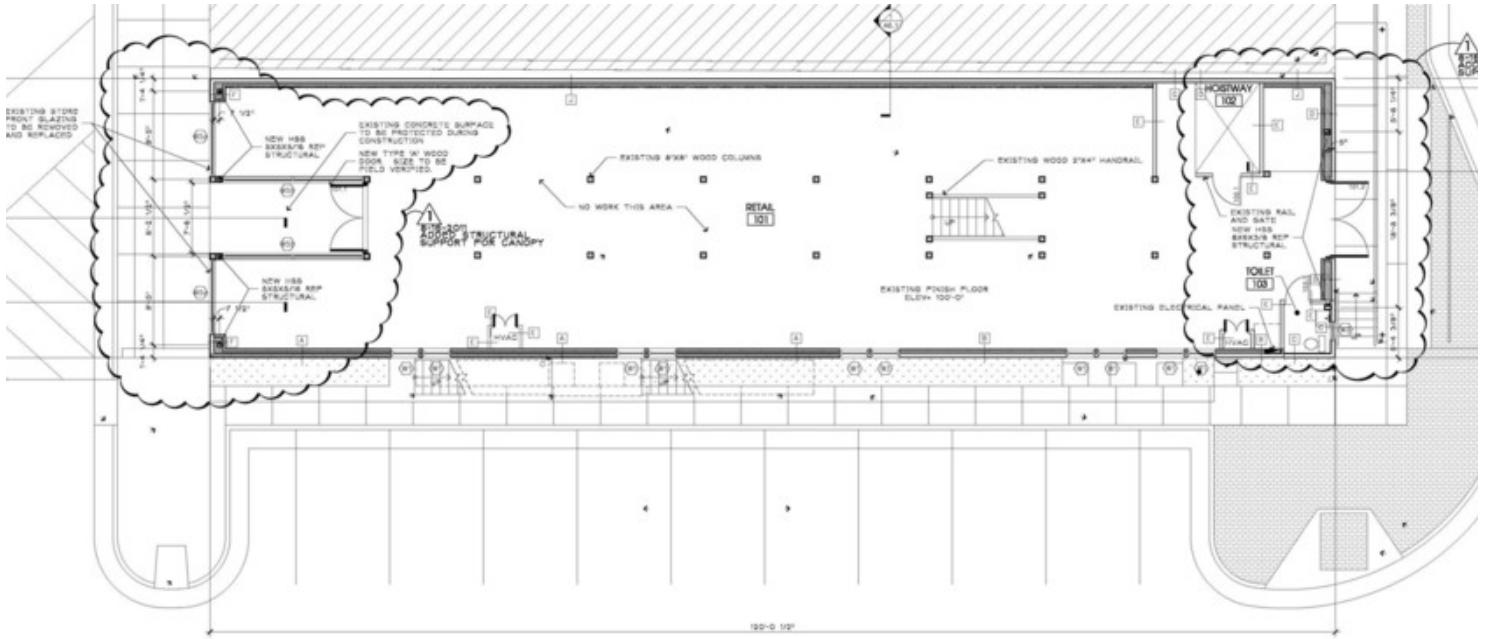
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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FIRST FLOOR PLAN
1F-102

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,440 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
207 N Elm St	Available	2,440 SF	NNN	\$16.00 SF/yr	-

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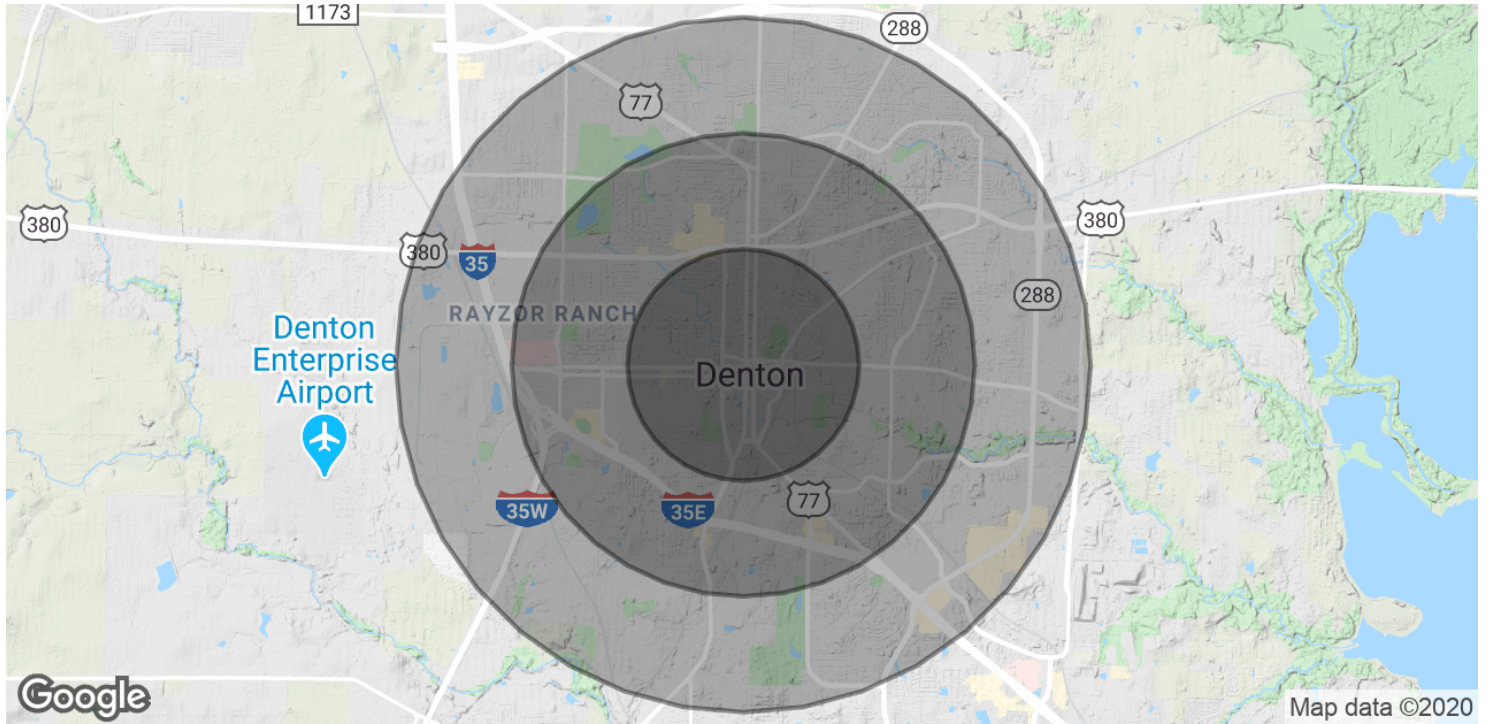
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,203	44,555	73,895
Median age	24.4	26.3	28.8
Median age (Male)	25.5	26.6	28.7
Median age (Female)	24.8	27.1	30.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,005	15,352	26,822
# of persons per HH	2.6	2.9	2.8
Average HH income	\$34,573	\$42,225	\$50,873
Average house value	\$108,032	\$124,798	\$134,364

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	Boomtown Historic Denton Retail
Street Address	207 N Elm St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Downtown
Submarket	Central Business District
Cross Streets	Pecan St

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	DC-G
Lot Size	3,600 SF
APN#	329424
Submarket	Central Business District

BUILDING INFORMATION

Building Size	10,441 SF
Price / SF	\$16.00 SF/yr
Building Class	B
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes

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