



LEASE

Medical Office by THR Denton Hospital

319 N BONNIE BRAE STREET

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

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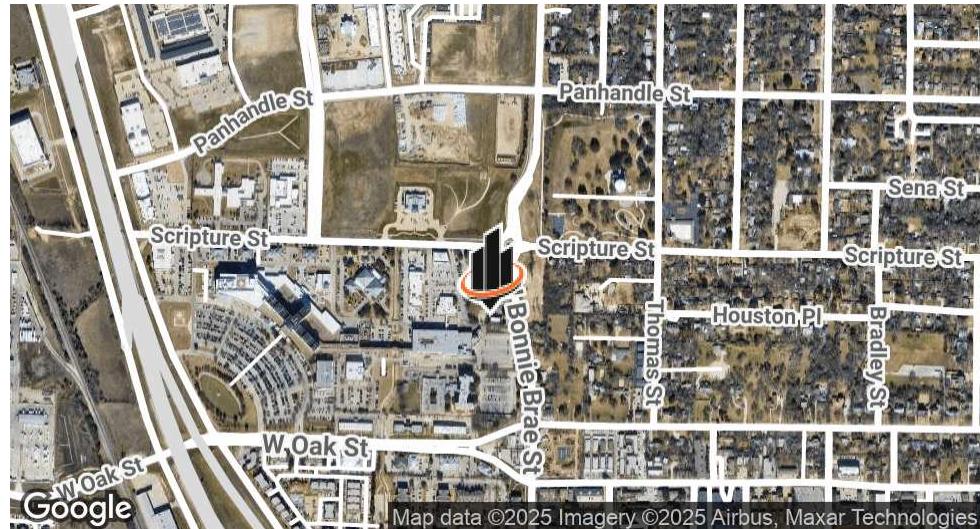
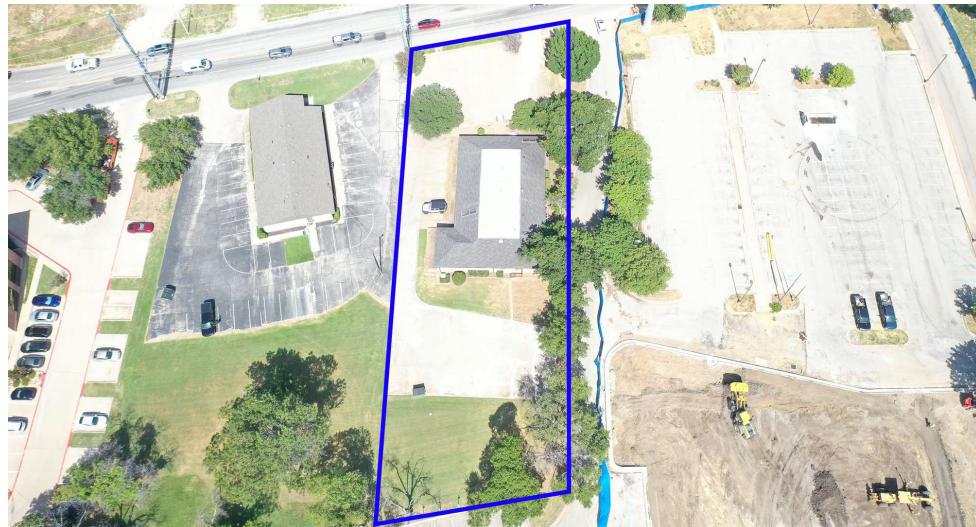
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Subject property is a +/- 4,494 SF Medical Office. The expansive THR Denton Hospital Campus and surrounding Medical Buildings make this a prime location for a variety of Medical uses.

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| LEASE RATE: | Call for Pricing |
| AVAILABLE SF: | 4,494 SF |
| LOT SIZE: | 0.69 Acres |
| BUILDING SIZE: | 4,494 SF |

LOCATION DESCRIPTION

Rare opportunity to occupy a property adjacent to the THR-Denton Hospital Campus. With over 890 employees and a medical staff of more than 300, this 272,538 SF hospital is licensed for 255 beds. The campus also includes a 215,000 SF Center for Women, a 19,000 SF Ambulatory Surgery Center, as well as several on campus MOBs. The subject property is located on Bonnie Brae between W Oak and Scripture streets, offering quick access to I-35.

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ADDITIONAL PHOTOS



BRYSON HUDGENS

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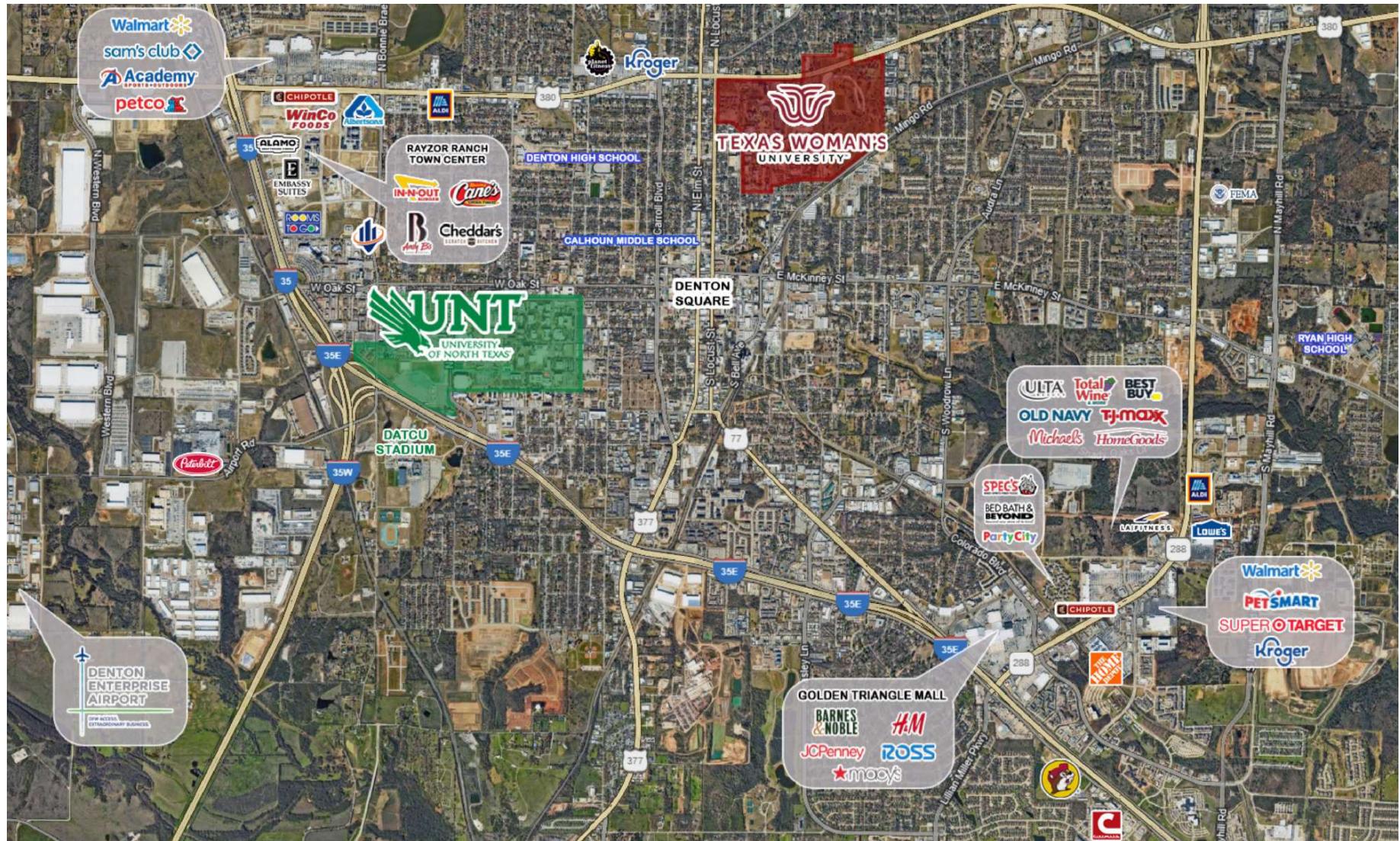
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LOCATION MAP



BRYSON HUGDENS

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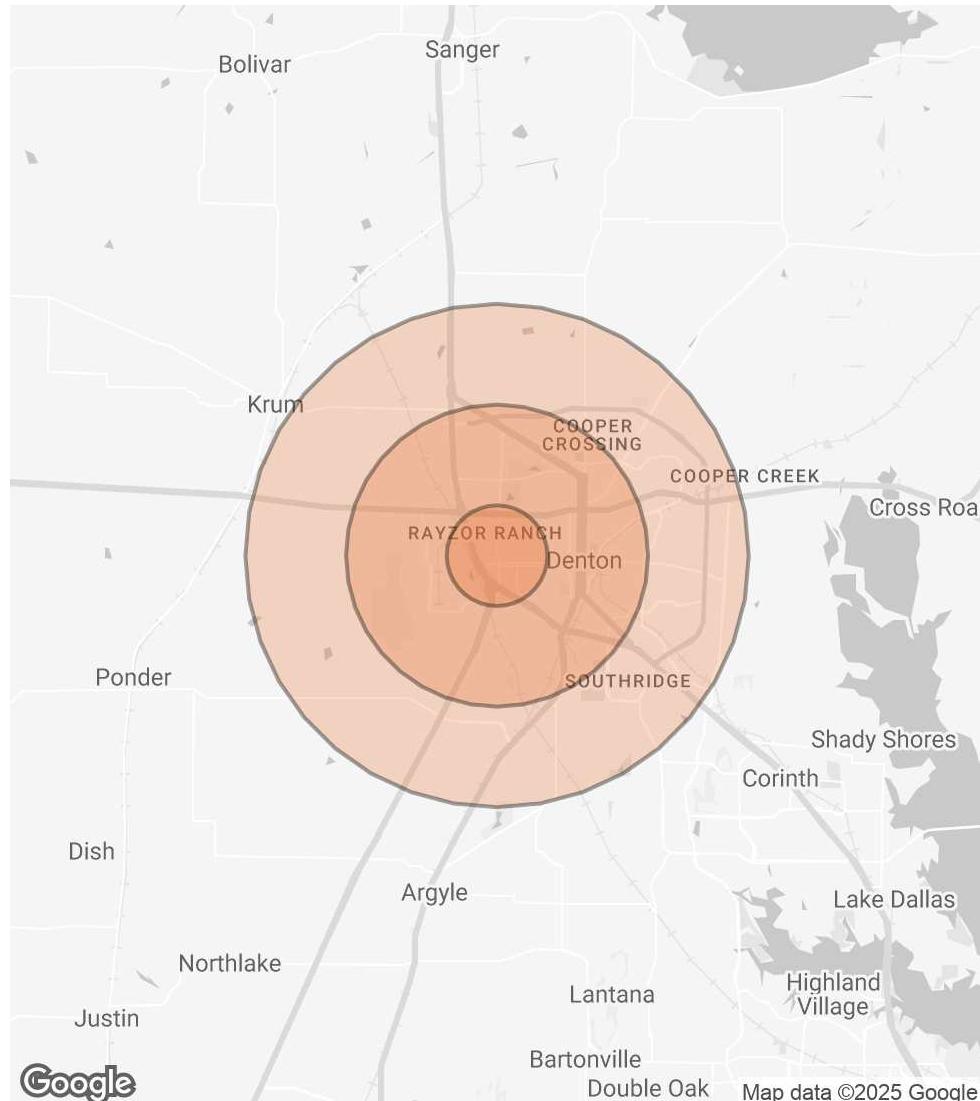
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 12,384 | 65,965 | 127,997 |
| AVERAGE AGE | 32 | 33 | 35 |
| AVERAGE AGE (MALE) | 31 | 33 | 34 |
| AVERAGE AGE (FEMALE) | 32 | 34 | 36 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 5,379 | 27,939 | 50,672 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$55,361 | \$67,724 | \$86,146 |
| AVERAGE HOUSE VALUE | \$385,112 | \$352,781 | \$361,140 |

Demographics data derived from AlphaMap



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MEET THE TEAM



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KRIS SMITH

Advisor

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