



LEASE

Medical Office by THR Denton Hospital

319 N BONNIE BRAE STREET

Denton, TX 76201

PRESENTED BY:

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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

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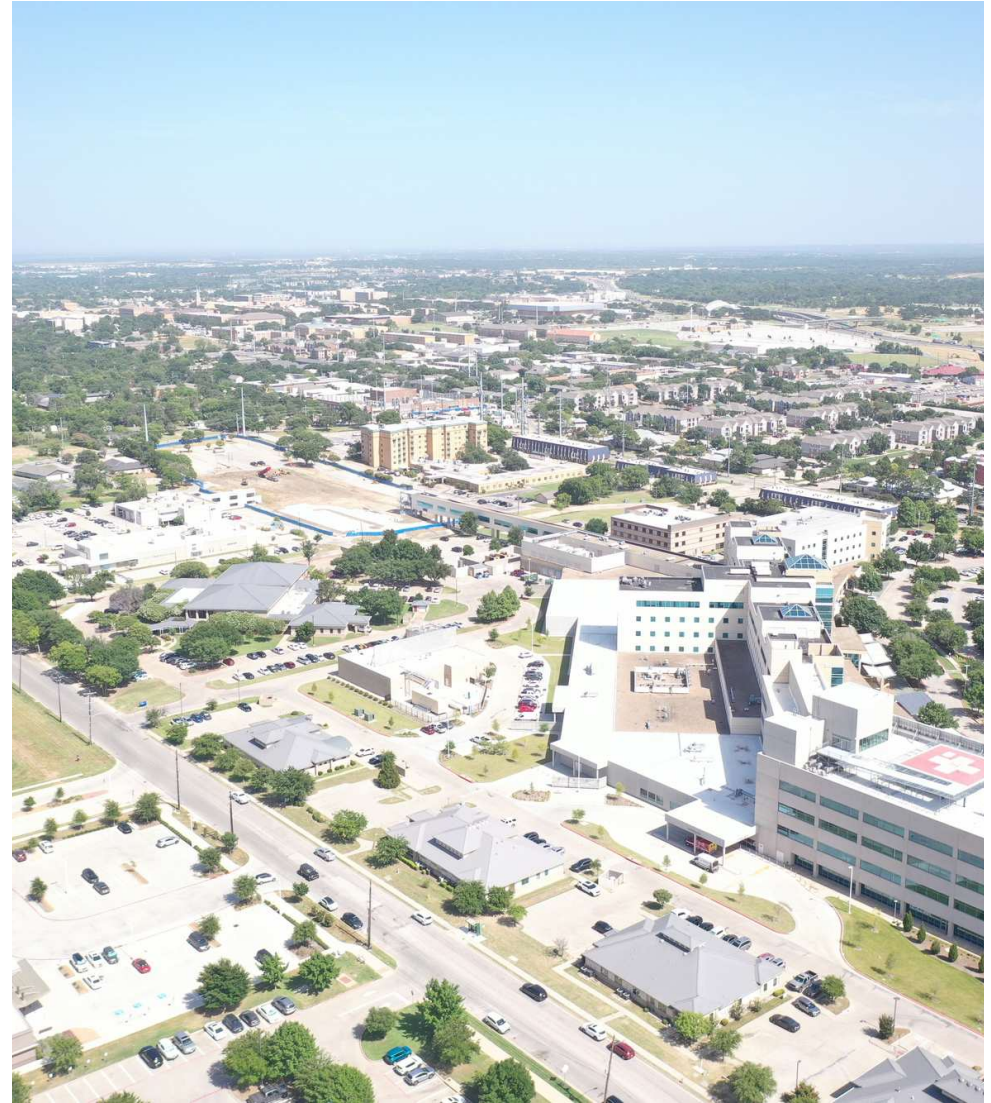
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LOCATION DESCRIPTION

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.

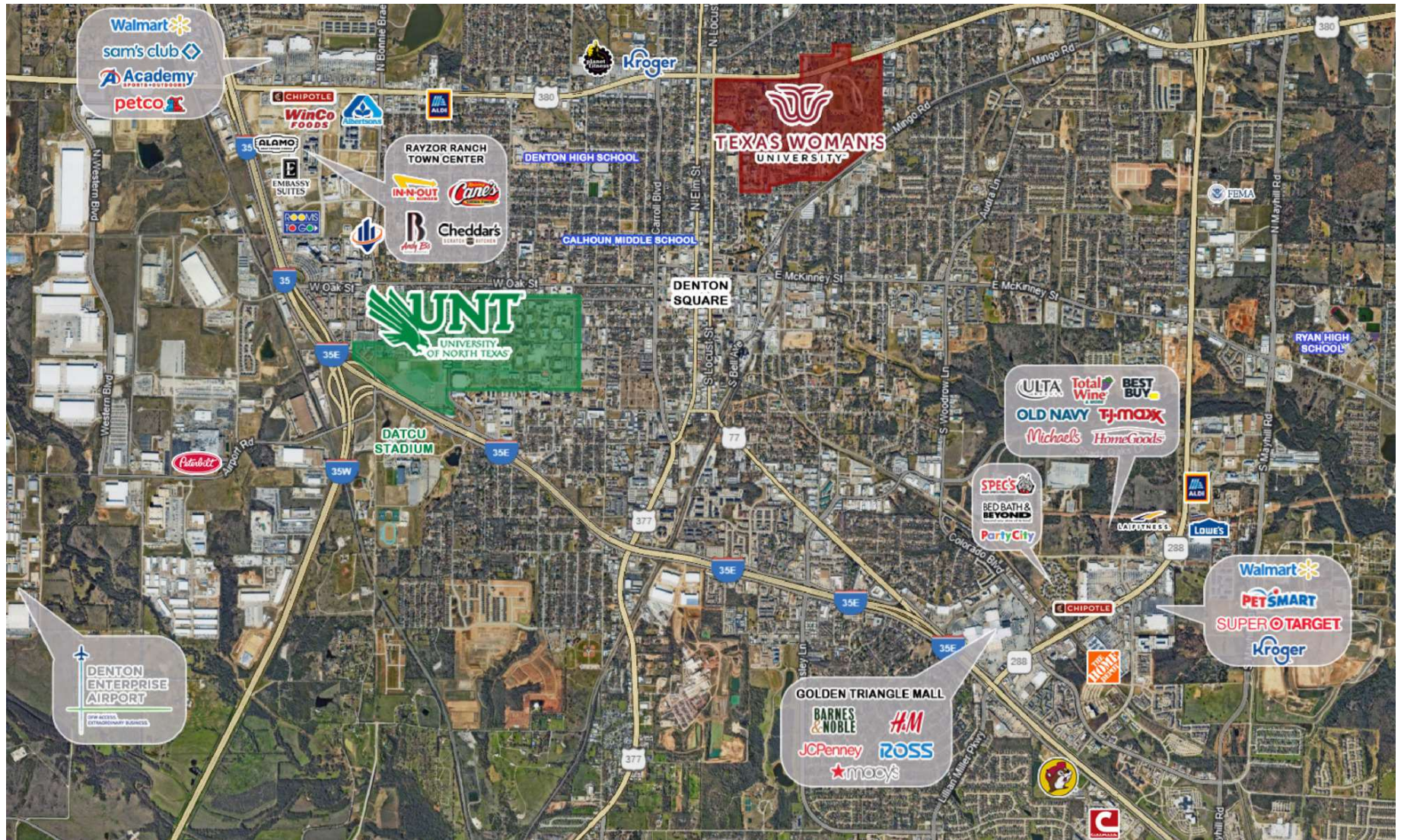
ADDITIONAL PHOTOS



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LOCATION MAP



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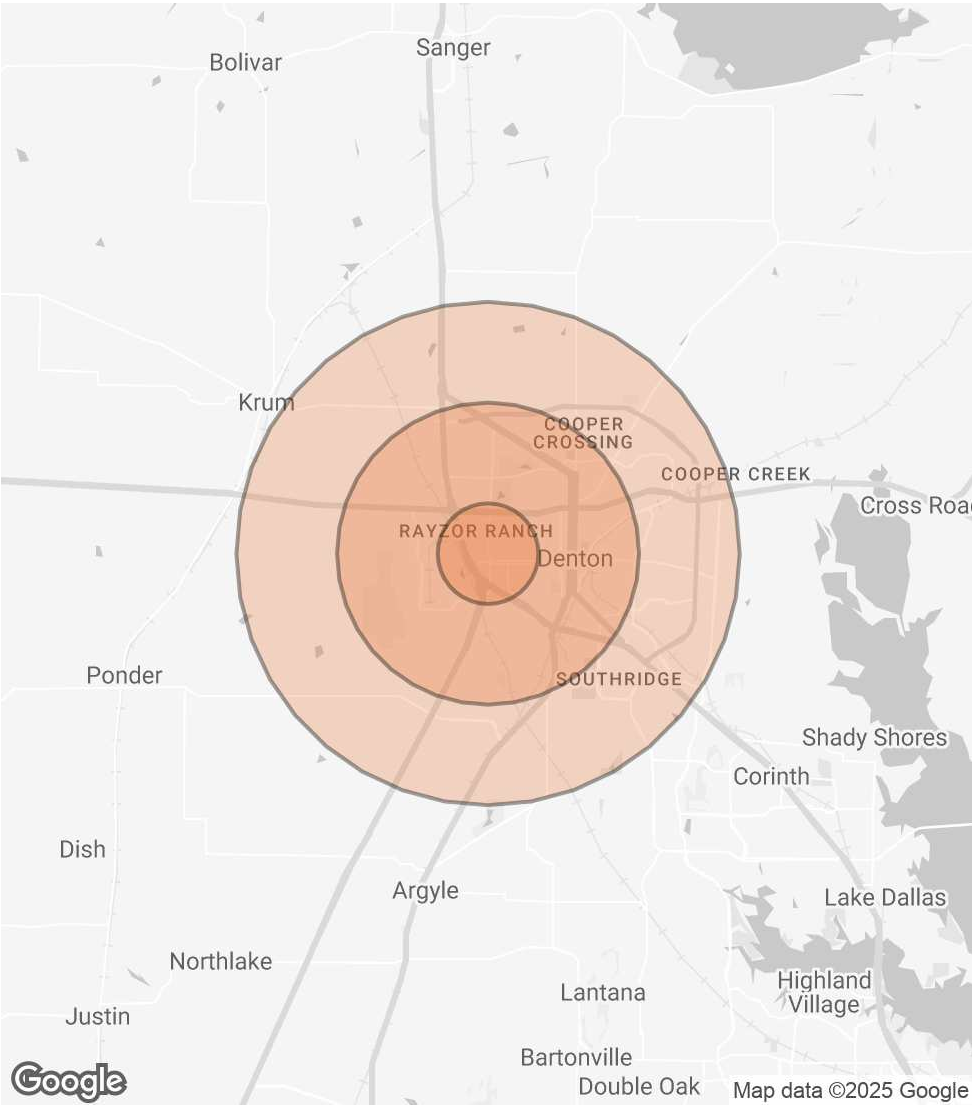
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DEMOGRAPHICS MAP & REPORT

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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