

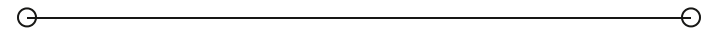


LEASE

1014 N Elm St

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Denton, TX 76201



PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- - Flexible built-out office space
- - Four well-appointed private office spaces
- - Full restroom facilities
- - Fully equipped kitchen for convenience
- - Ample on-site parking for tenants and visitors

LOCATION DESCRIPTION

Prime location in Denton, Texas, just one street from the Denton Square. Enjoy proximity to the University of North Texas, a hub for academic and cultural opportunities. With convenient access to major highways and public transportation, the area is an ideal destination for professionals seeking a dynamic and connected lifestyle. Experience the energy and innovation of Denton, just moments from our premier office space.

OFFERING SUMMARY

LEASE RATE:	Call for Pricing
AVAILABLE SF:	1,332 SF
LOT SIZE:	8,025 SF

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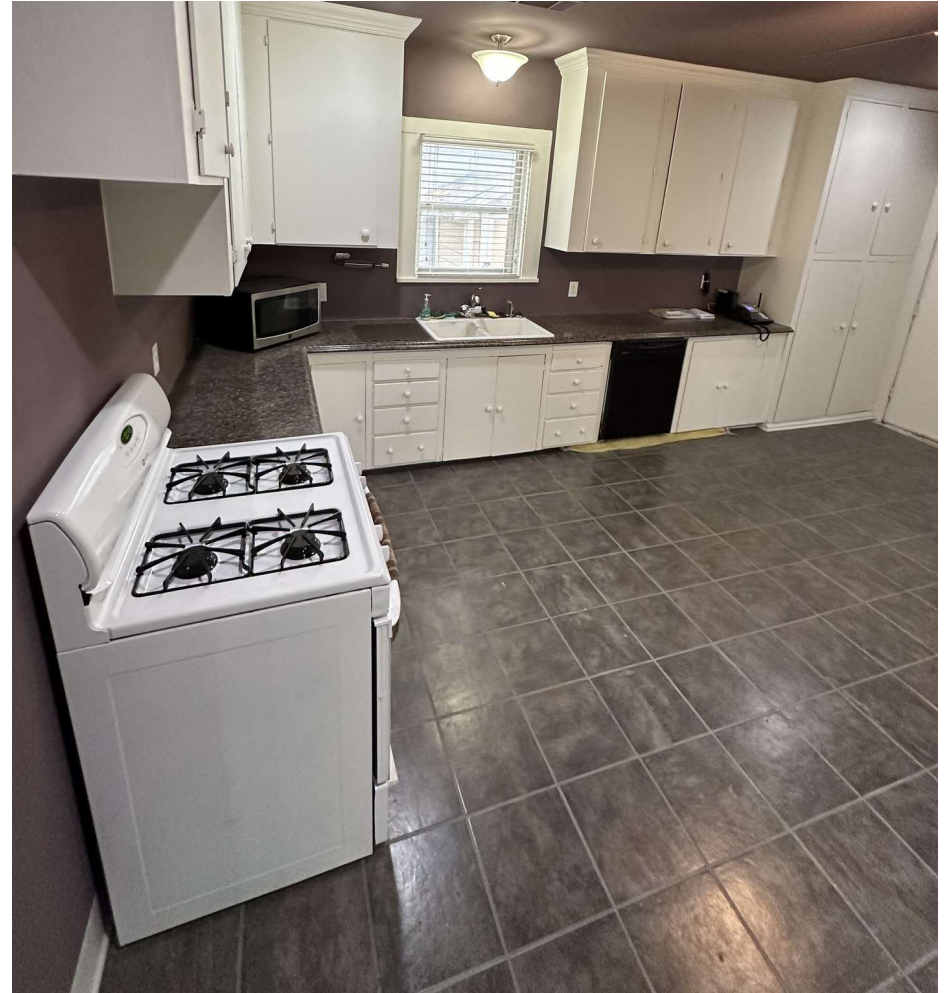
4 OFFICES



BRYSON HUDGENS
O: 940.381.2220
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BATHROOM & KITCHEN



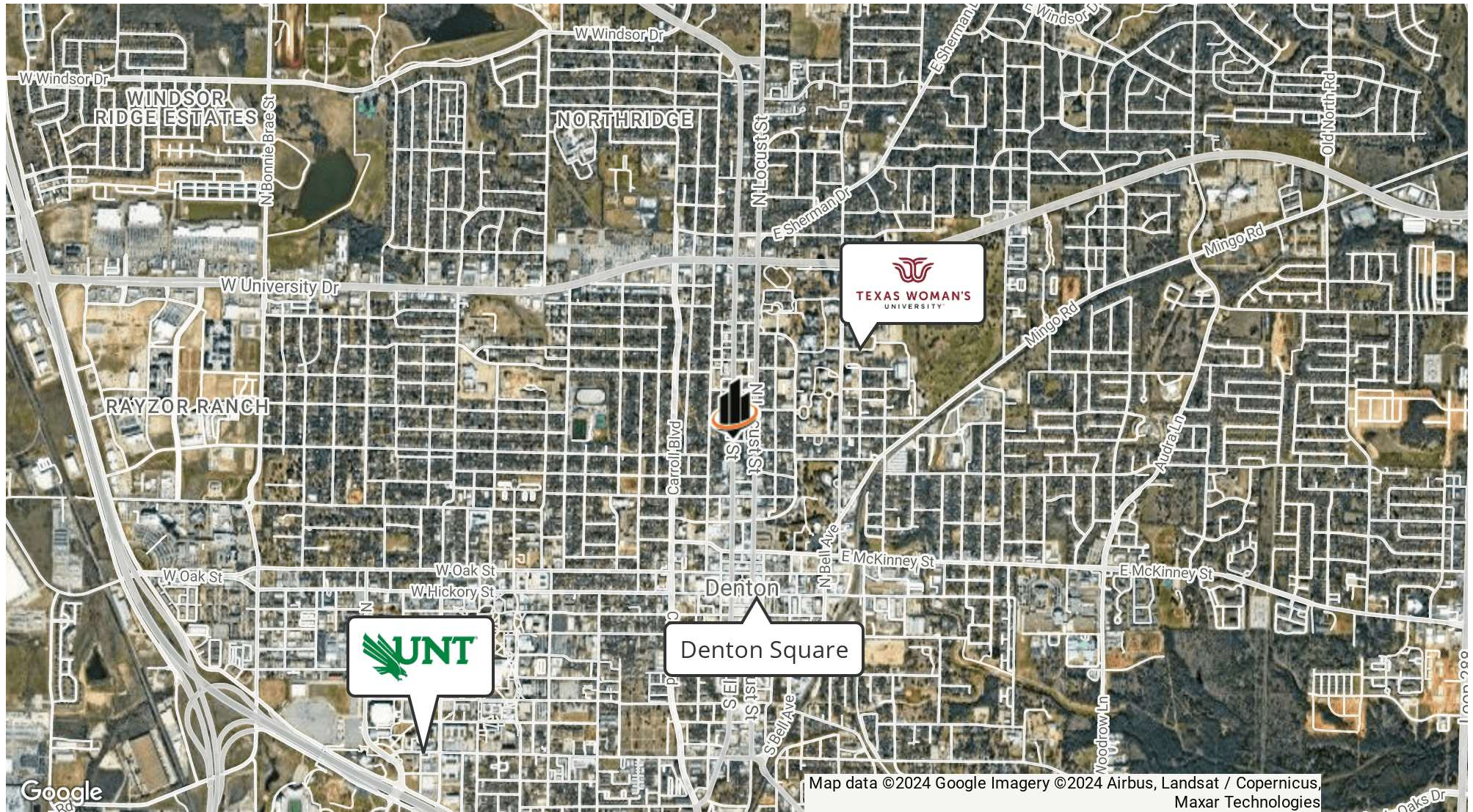
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SVN | VERUS COMMERCIAL 4

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

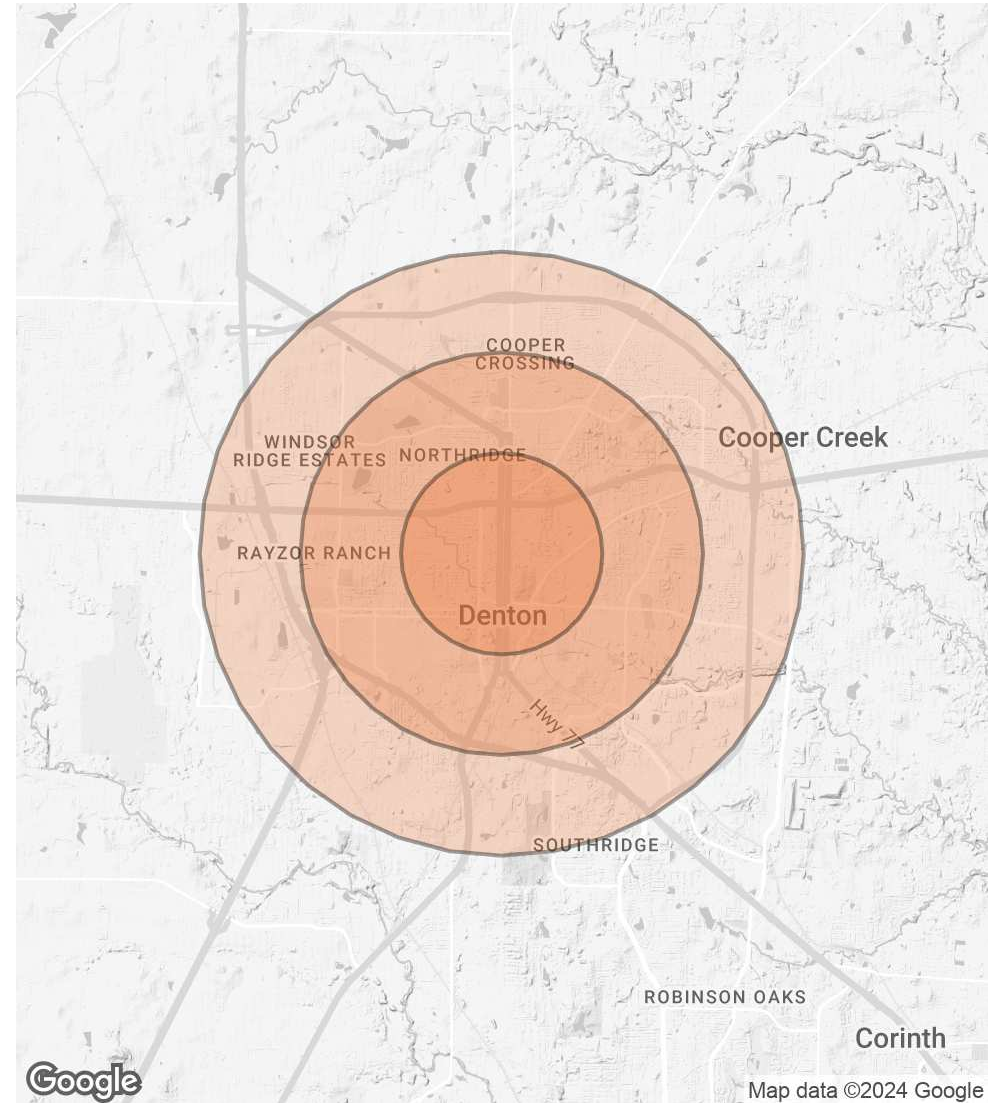
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,769	63,420	94,632
AVERAGE AGE	33	34	34
AVERAGE AGE (MALE)	34	33	34
AVERAGE AGE (FEMALE)	33	34	35

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,093	26,609	39,012
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$63,740	\$67,158	\$75,296
AVERAGE HOUSE VALUE	\$389,240	\$341,575	\$350,124

Demographics data derived from AlphaMap



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