



RESTAURANT FOR LEASE - 5,357 SF

THE TEXAS BUILDING
100 W. OAK ST., DENTON TX 76201

THE SPACE

Location	100 W. Oak St. Denton, TX 76201
County	Denton
Cross Street	Locust
Square Feet	+/-5,357
Annual Rent PSF	\$32.75
Lease Type	NNN



HIGHLIGHTS

- Unreplaceable location on the Historic Denton Square
- Excellent 2nd Generation Restaurant and Bar space
- Rapidly Growing North Texas Market
- Close Proximity to University of North Texas and Texas Woman's University
- CBD with numerous local businesses in walking distance

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	17,142	93,580	144,646

AVERAGE HOUSEHOLD INCOME

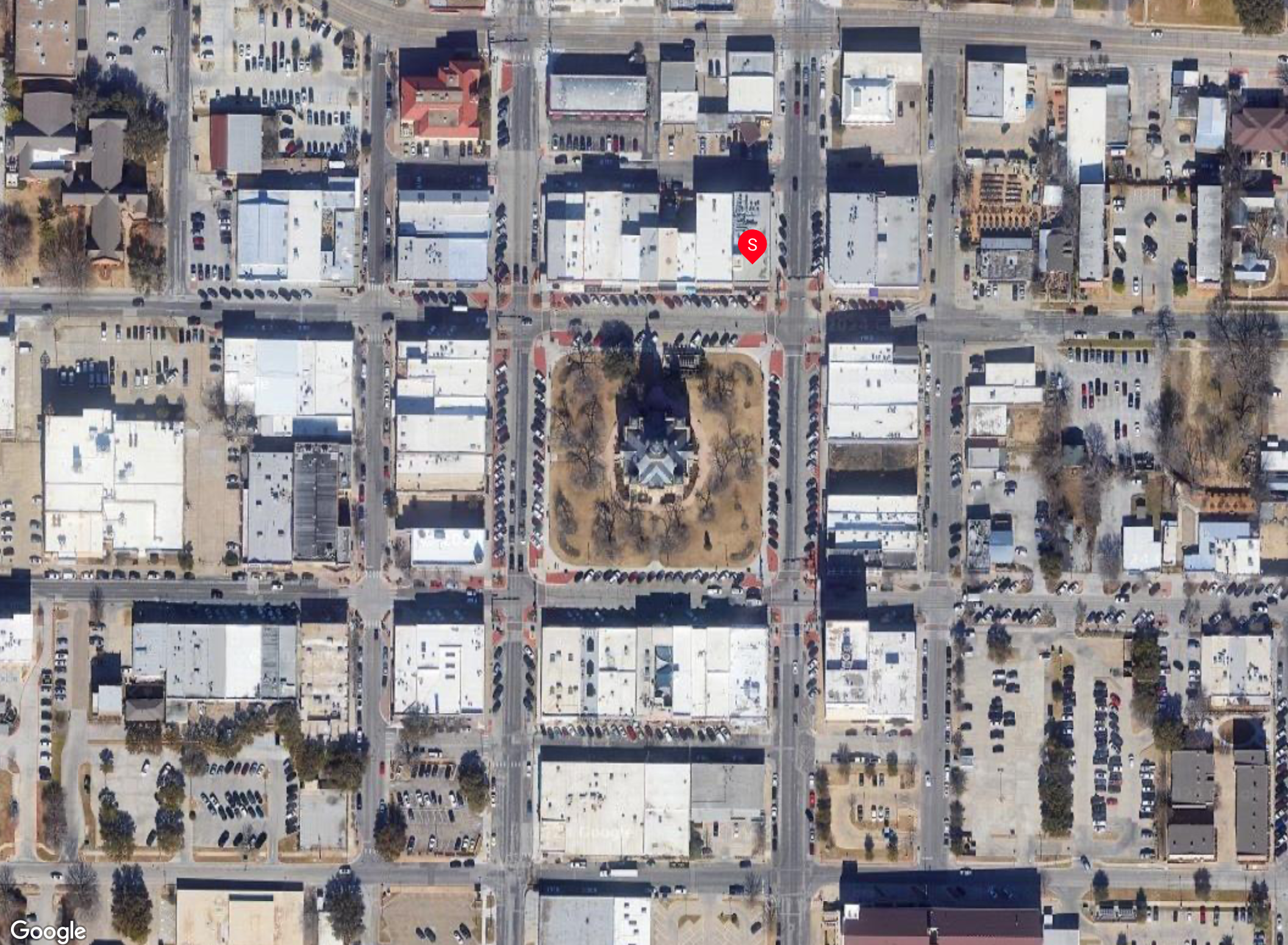
	1.00 MILE	3.00 MILE	5.00 MILE
	\$52,139	\$77,768	\$96,073

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	7,289	38,976	56,236



- Downtown Denton:** The property is located in the heart of downtown Denton, a vibrant area known for its historic charm and cultural attractions. Nearby landmarks include the Denton County Courthouse and the Denton Square, home to local shops, restaurants, and events.
- University of North Texas:** The property is in close proximity to the University of North Texas, a major educational institution with a large student population. This can provide a steady flow of potential customers and foot traffic to businesses in the area.
- Music and Arts Scene:** Denton is known for its music and arts scene, with numerous live music venues, art galleries, and cultural events throughout the year. The property's location in downtown Denton offers easy access to these attractions.
- Restaurants and Retail:** The surrounding area features a diverse mix of restaurants, cafes, bars, and retail stores, catering to a range of tastes and preferences. Popular dining spots like LSA Burger Co. and retail shops like Recycled Books can be found nearby.
- Pedestrian-Friendly Environment:** Downtown Denton is known for its pedestrian-friendly streets, making it a desirable location for businesses looking to attract walk-in customers. Sidewalks, outdoor seating areas, and a lively atmosphere contribute to the area's appeal.





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