



LEASE

Oakland TWU Retail Space

1421 OAKLAND ST

Denton, TX 76201

PRESENTED BY:

KRIS SMITH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
AVAILABLE SF:	1,482 SF
BUILDING SIZE:	1,482 SF

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OAKLAND TWU RETAIL SPACE | 1421 Oakland St Denton, TX 76201



PROPERTY DESCRIPTION

Retail or office space available in a high foot traffic endcap adjacent to Texas Woman’s University.

PROPERTY HIGHLIGHTS

- High Foot Traffic
- Highly visible endcap
- Parking available
- New floors and paint

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	\$15 / SF
TOTAL SPACE:	1482 SF	LEASE RATE:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1421 Oakland St	Available	1,482 SF	NNN	\$15.00 SF/yr	-

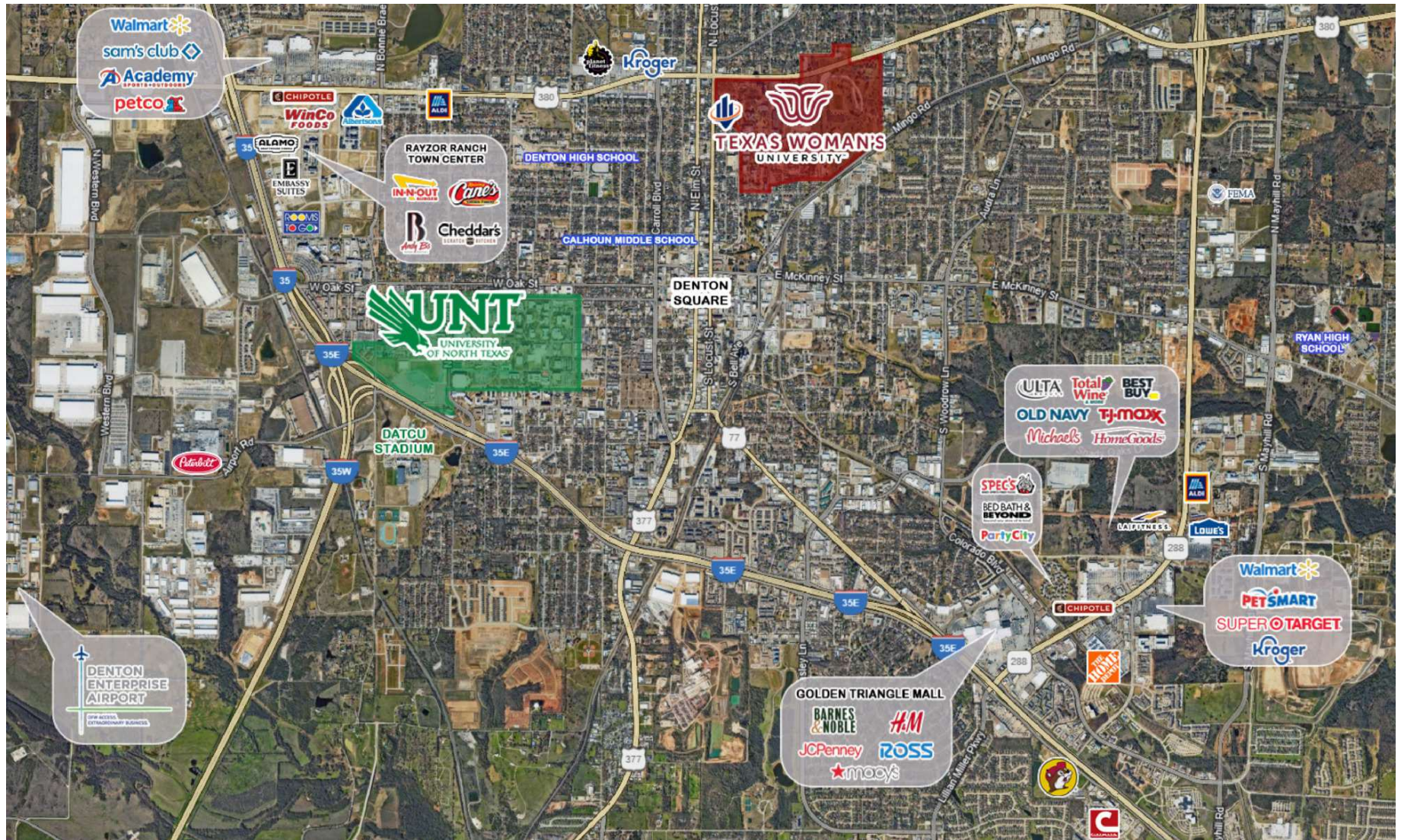
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ADDITIONAL PHOTOS



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LOCATION MAP



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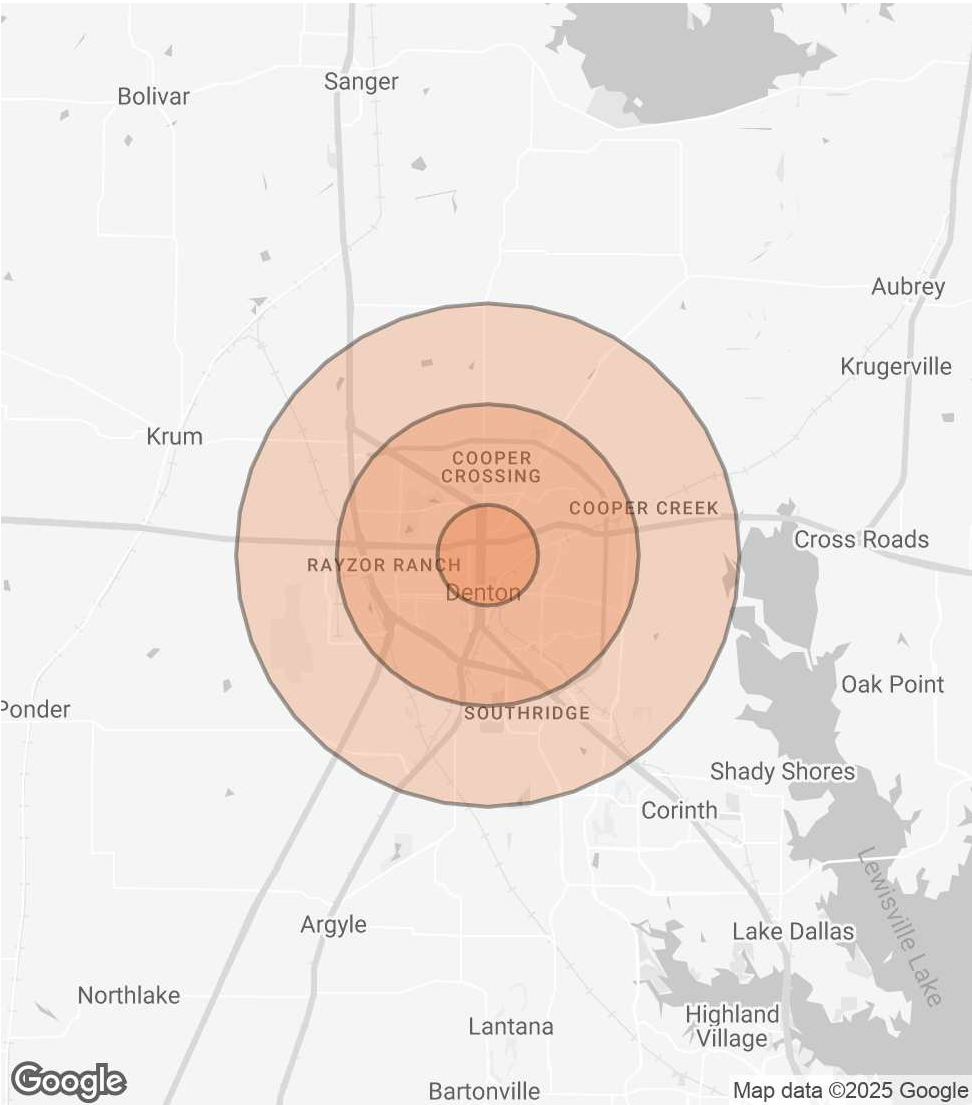
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,828	93,264	132,956
AVERAGE AGE	35	34	35
AVERAGE AGE (MALE)	36	33	34
AVERAGE AGE (FEMALE)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,594	38,504	52,473
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$71,978	\$74,033	\$87,596
AVERAGE HOUSE VALUE	\$383,956	\$346,591	\$353,027

Demographics data derived from AlphaMap



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MEET THE TEAM



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Advisor

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