



SALE / LEASE

520 S Locust St

520 S LOCUST ST

Denton, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
LEASE RATE:	\$23 SF/yr (NNN)
AVAILABLE SF:	3,864 SF
PATIO SIZE:	1,224 SF

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PROPERTY DESCRIPTION

Turnkey, Fully Renovated Second-Gen Restaurant/Market Space in Downtown Denton

Skip the extensive permitting delays and skyrocketing build-out costs. 520 S. Locust Street offers an incredibly rare, fully renovated commercial property operating as a premium second-generation concept space. Positioned on a prime corner along the main southern gateway to the Historic Denton Square, this property pairs high-volume exposure with completely modernized infrastructure. Sitting on a highly coveted 0.40-acre lot, the property features its own dedicated private asphalt parking lot with 30+ spaces—a massive, logistical advantage in the tight downtown parking district. Located within the highly flexible Downtown Denton Mixed-Use area, this property is perfectly primed for a flagship restaurant, specialized gourmet market, taproom, or upscale cafe. A true plug-and-play asset ready for immediate operations.

PROPERTY HIGHLIGHTS

- **Brand-New, High-Value Infrastructure Upgrades Include:**
- **Core Utilities:** Completely new HVAC system, updated commercial plumbing, and a brand-new roof providing years of maintenance-free operations.
- **Culinary & Cold Storage:** Brand-new, fully installed commercial walk-in cooler, walk-in freezer, and specialized grease trap already in place and permitted.
- **Fixtures & Layout:** Fully outfitted with newly installed commercial coolers, display fridges, and premium merchandising shelving.
- **Indoor/Outdoor Integration:** Seamless flow to a 1,224 sf private outdoor patio space anchored by a signature exterior brick fireplace.

OPEN RETAIL AREAS



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SVN | VERUS COMMERCIAL 3

KITCHEN AND PATIO



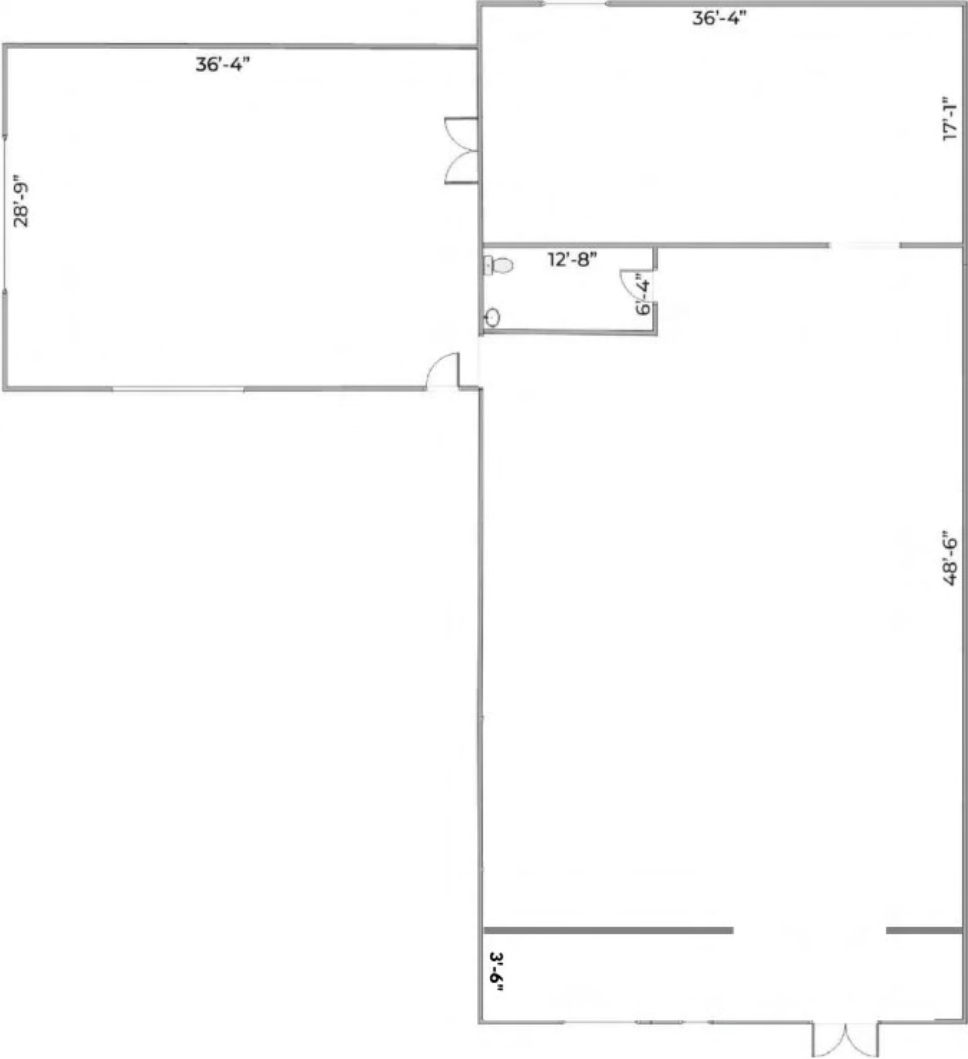
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SVN | VERUS COMMERCIAL 4

FLOOR PLAN



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EXTERIOR PHOTOS



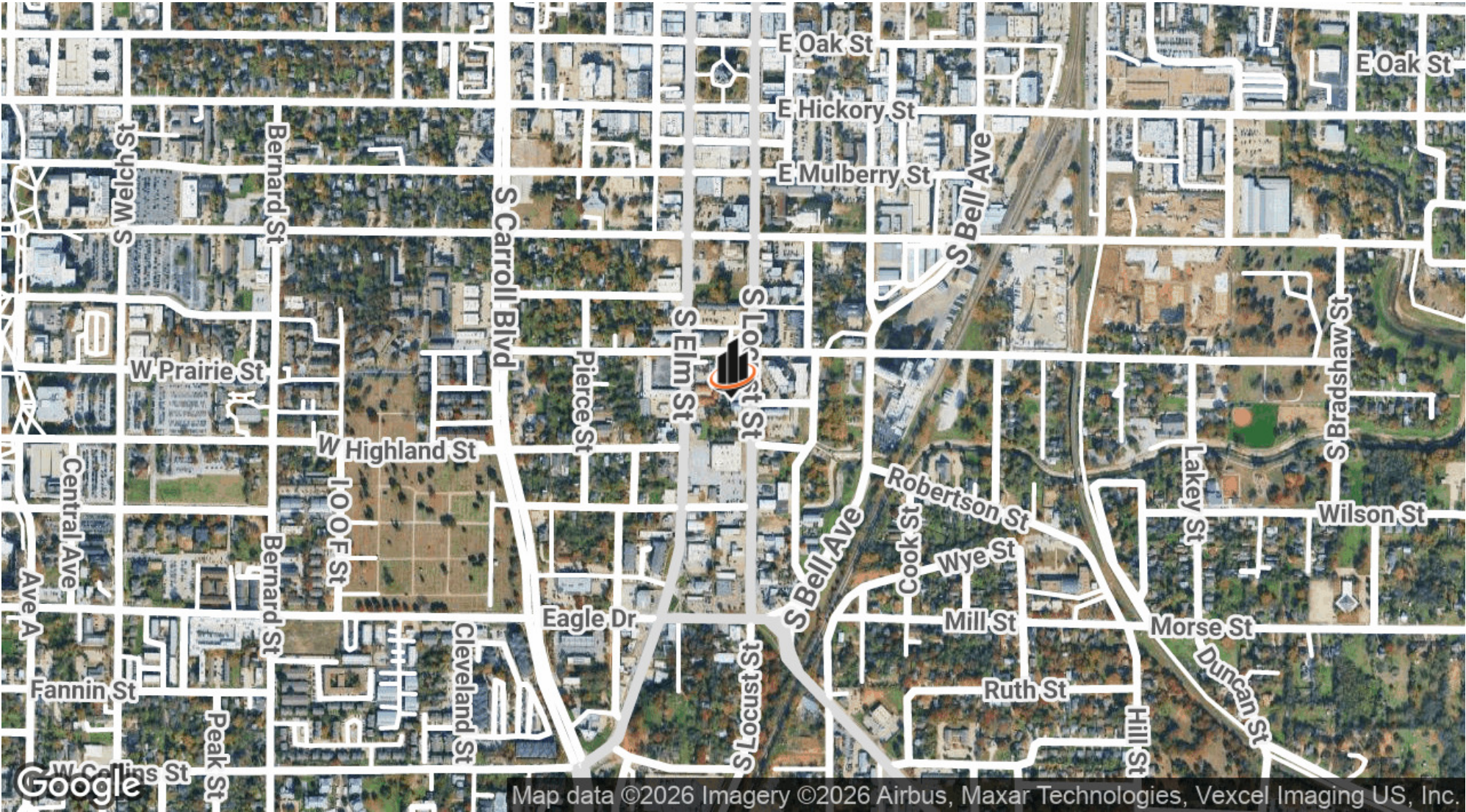
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SVN | VERUS COMMERCIAL 6

LOCATION MAP



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MEET THE TEAM



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