SVN
VERUS COMMERCIAL

SALE / LEASE

116 W Oak St

116 W OAK ST

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS
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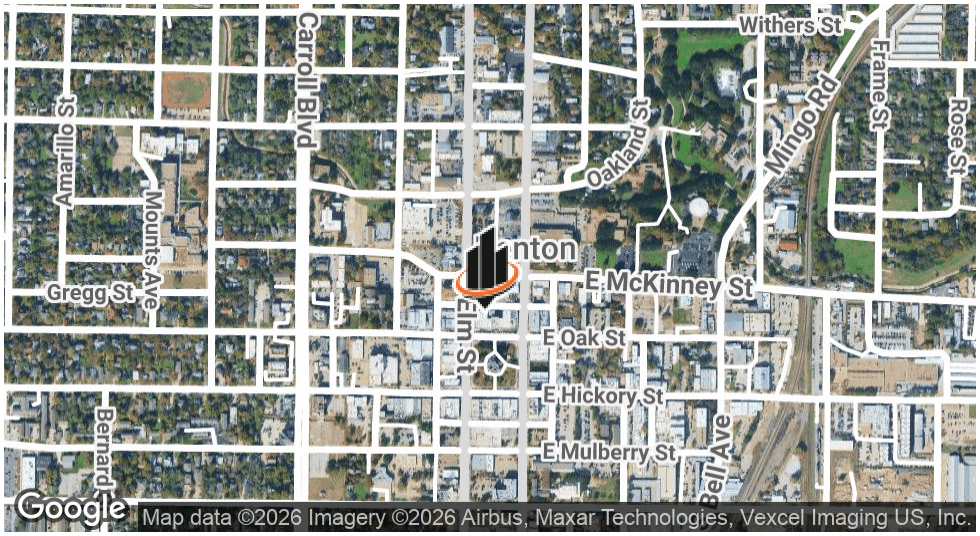
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,240,000
PRICE PSF	$206.67
LEASE RATE:	$19.00 SF/yr (NNN)
AVAILABLE SF:	3,000-6000 SF
BUILDING SIZE:	6,000 SF

LOCATION DESCRIPTION

Highly desirable downtown Denton retail location just steps from the Square. 116 W Oak Street offers outstanding walkability, strong pedestrian traffic, and excellent visibility in one of the city's most active retail corridors. Surrounded by established shops, dining, and entertainment, this shell space provides a rare opportunity for an owner-user to create a custom retail destination in the heart of Denton. Includes ground floor retail, upper-level space, and additional basement storage (non-ADA compliant, not included in rentable SF).

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CITY INFORMATION

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LOCATION DETAILS

COUNTY	Denton

LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

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ADDITIONAL PHOTOS

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RETAIL MAP

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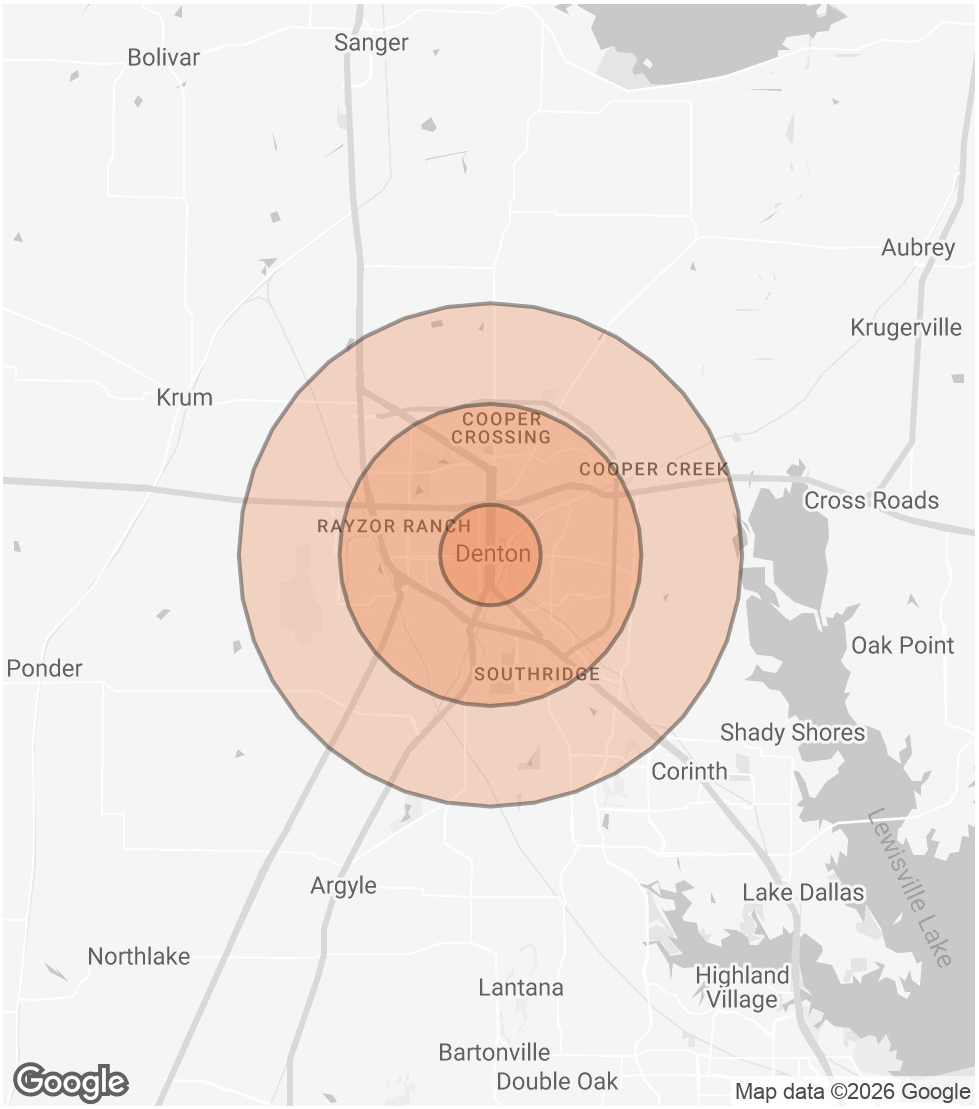
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,103	94,758	137,531
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,761	39,122	53,905
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	$54,090	$74,791	$90,171
AVERAGE HOUSE VALUE	$358,906	$352,328	$358,388

Demographics data derived from AlphaMap



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LISTING CONTACTS

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