

# 1211 W Hickory Street

1211 WEST HICKORY STREET

Denton, TX 76201

**LEASE**

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	4,235 SF of HVAC Space and 2,510 SF of Patio Space
<b>BUILDING SIZE:</b>	4,235 SF

## PROPERTY DESCRIPTION

Introducing a rare opportunity to locate your bar or restaurant in the highly sought-after Fry Street entertainment district adjacent to the UNT campus. Home to long-standing bars and restaurants serving students and the surrounding neighborhoods. Properties like these come along once a generation! This property at 1211 West Hickory Street, is a Single-Tenant building totaling 4,245 SF HVAC space and 2,510 SF of Patio Space. Boasting a strategic location, this property offers high visibility and optimal foot traffic, setting the stage for entertainment success. Don't miss this chance to secure a prominent position in the heart of Denton's vibrant college landscape with this exceptional property.

## PROPERTY HIGHLIGHTS

- Prime location in Denton, TX
- Flexible lease terms available
- High-visibility storefront
- Ample parking for customers and employees

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## ADDITIONAL PHOTOS



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# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	5 Year Minimum
<b>TOTAL SPACE:</b>	4,235 SF plus 2,510 SF of Patio	<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	4,235 SF	NNN	\$25.00 SF/yr	-

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# LOCATION MAP



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## MEET THE TEAM



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