

# 214 South Bell Avenue Ste 1104

214 SOUTH BELL AVENUE STE 1104

Denton, TX 76201

LEASE

PRESENTED BY:

KRIS SMITH

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## PROPERTY SUMMARY



## OFFERING SUMMARY

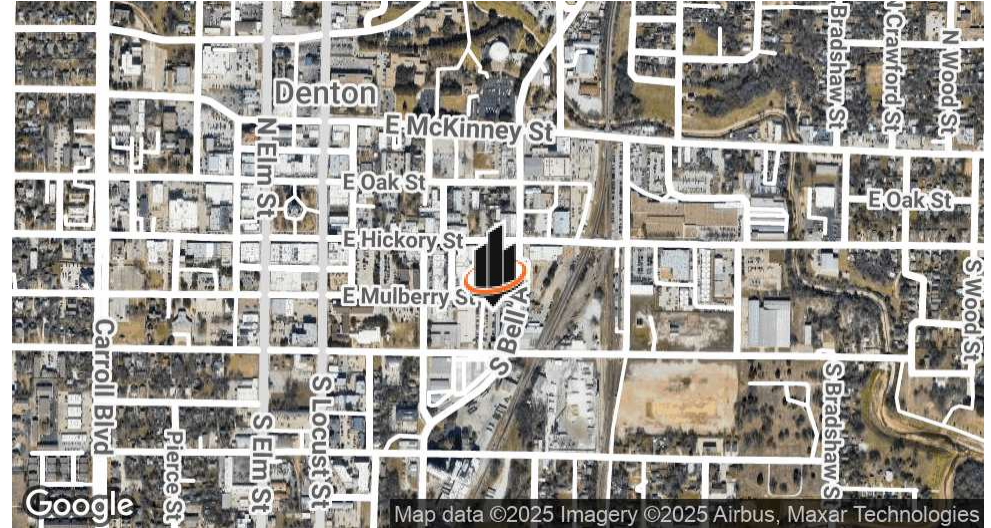
LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	665 SF
BUILDING SIZE:	64,903 SF

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## PROPERTY DESCRIPTION

- Ample Parking
- Great Location

## LOCATION DESCRIPTION

This subject property is located off Bell Avenue in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

LEASE SPACES



LEASE INFORMATION

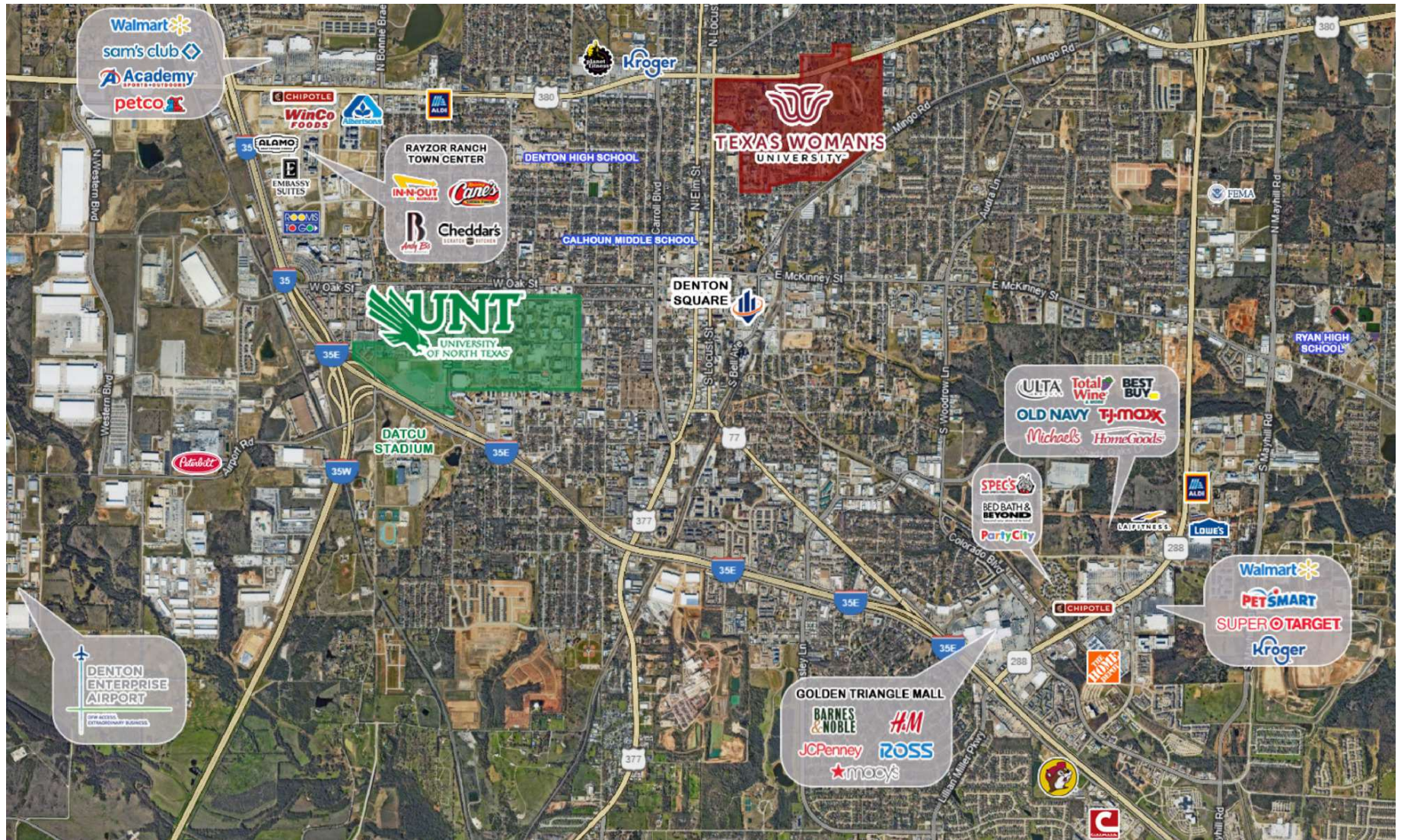
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	665 SF	LEASE RATE:	\$18.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1104	Available	665 SF	NNN	\$18.00 SF/yr	-

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## LOCATION MAP



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SVN | VERUS COMMERCIAL

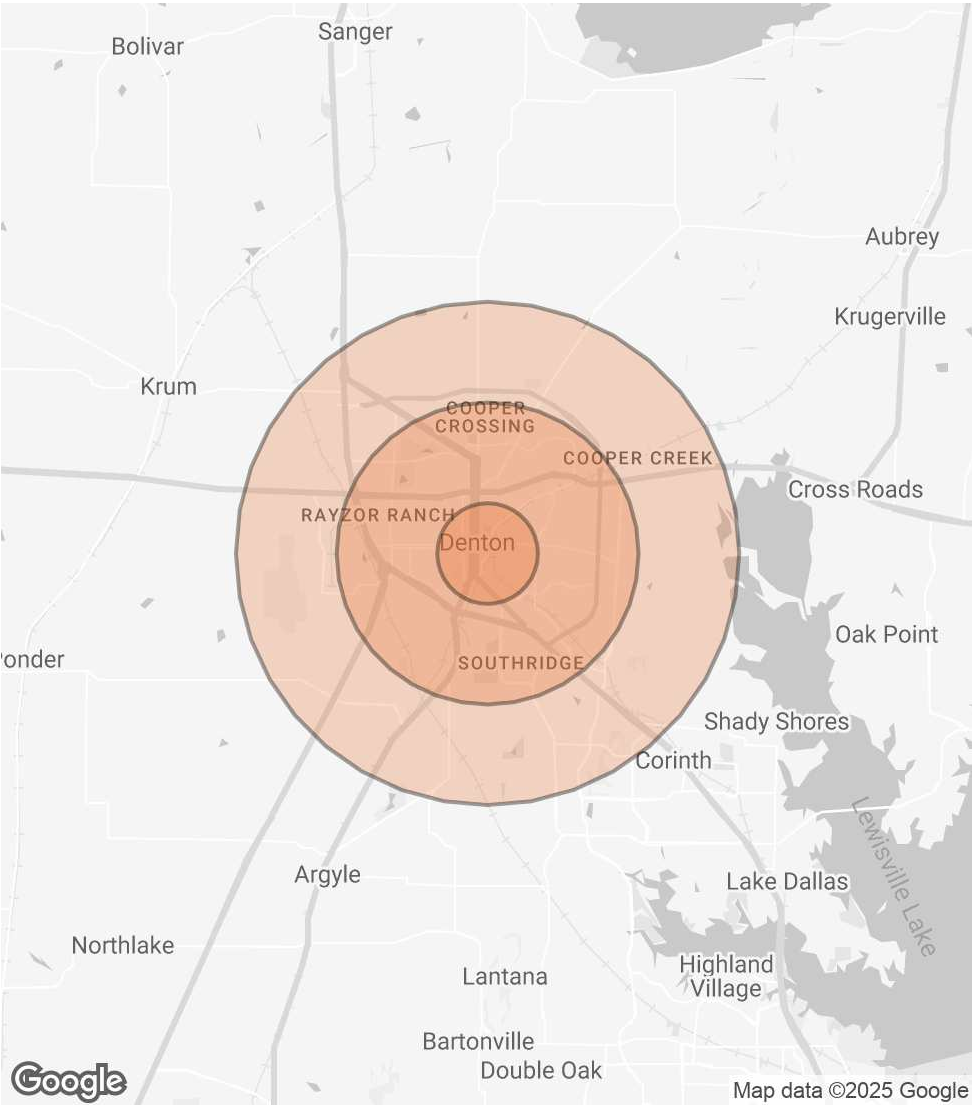


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,467	95,622	153,674
AVERAGE AGE	31	34	36
AVERAGE AGE (MALE)	31	34	35
AVERAGE AGE (FEMALE)	31	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,089	39,497	59,056
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$54,861	\$75,411	\$94,963
AVERAGE HOUSE VALUE	\$327,224	\$357,845	\$360,832

Demographics data derived from AlphaMap



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## MEET THE TEAM



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Advisor

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