



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>W Oak Retail Space</b>
<b>LOCATION:</b>	208 W Oak St. Denton, TX 76201
<b>TYPE:</b>	Commercial   General Retail   Office
<b>ZONING:</b>	<b>O-MD</b> – Mixed Use Downtown Core
<b>AVAILABILITY:</b>	June 1 2026   +/- 2,320 SF   2 Story   Open floorplan
<b>RATE:</b>	\$19.00 / SF / YR + NNN (\$8.00 / SF)
<b>TERMS &amp; TI:</b>	Negotiable
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Façade available. All signage will be per city ordinances and Landlords approval.
<b>PARKING:</b>	Ample public parking
<b>COMMENTS:</b>	Rare opportunity to lease retail space right off the Historic Denton Square. Two story, corner space fronting W Oak St. & N Cedar St. Prime location offering exceptional visibility, high foot/car traffic, and a high demand area steps away from Denton Square.

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