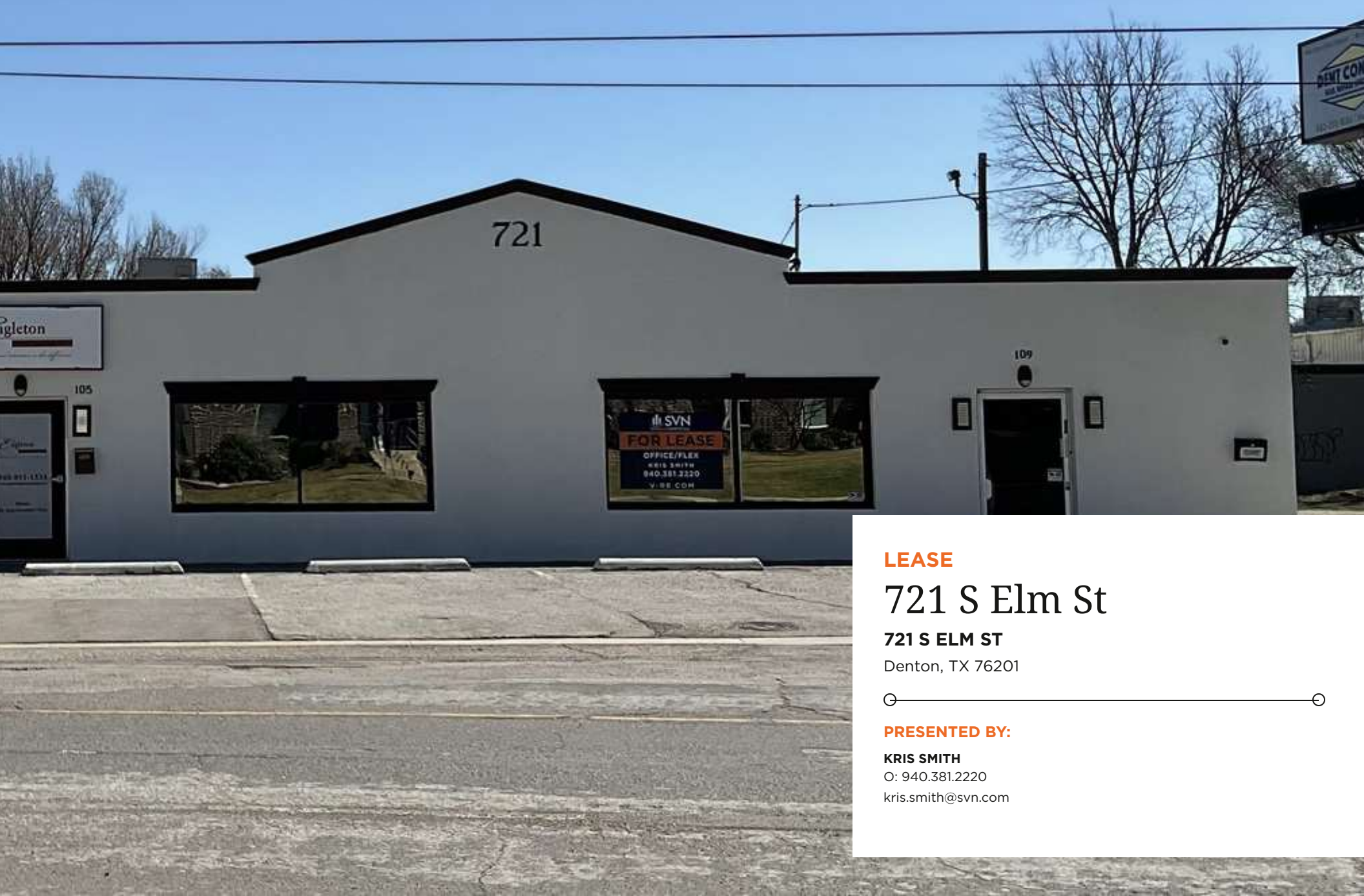


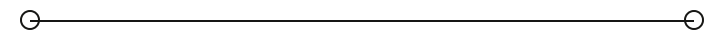


LEASE

721 S Elm St

721 S ELM ST

Denton, TX 76201



PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,665 SF
BUILDING SIZE:	3,576 SF

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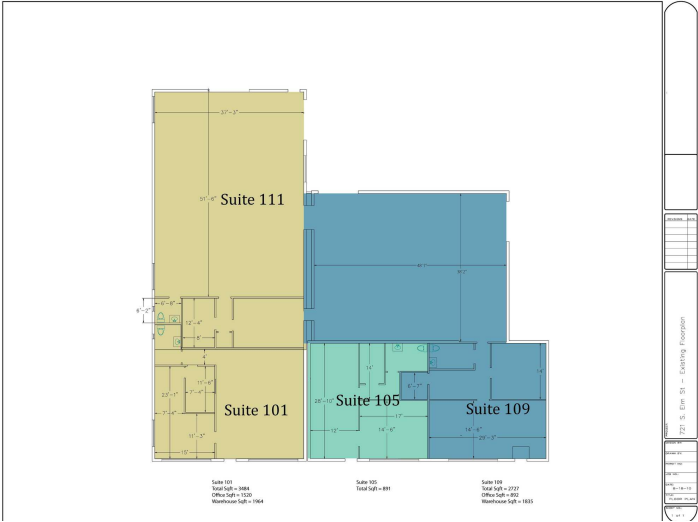
721 S ELM ST | Denton, TX 76201



PROPERTY DESCRIPTION

- Easy Access to Downtown Denton
- High Traffic Counts
- Ample Parking

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,665 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 111	Available	2,665 SF	NNN	Negotiable	-

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ADDITIONAL PHOTOS



KRIS SMITH

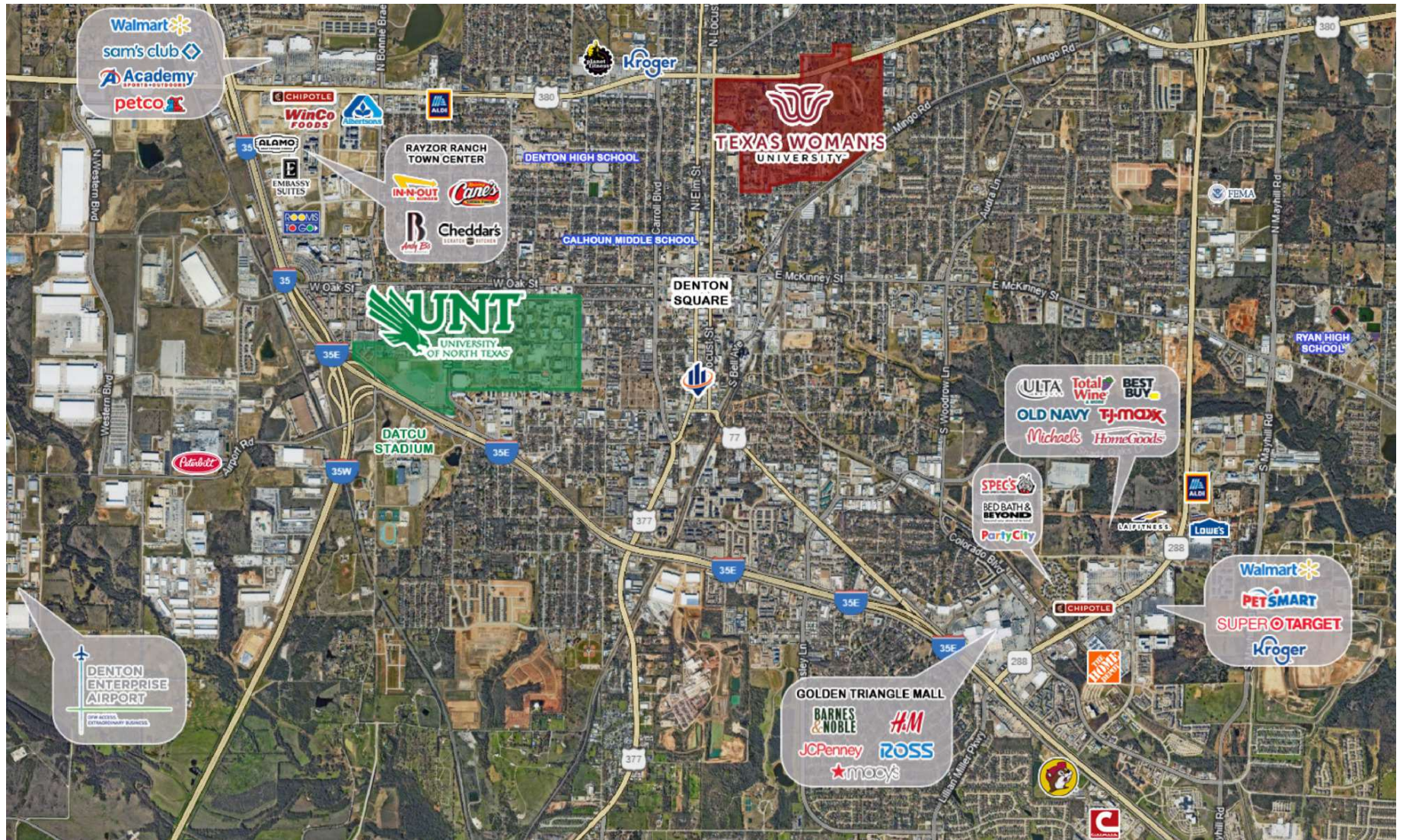
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SVN | VERUS COMMERCIAL 4

LOCATION MAP



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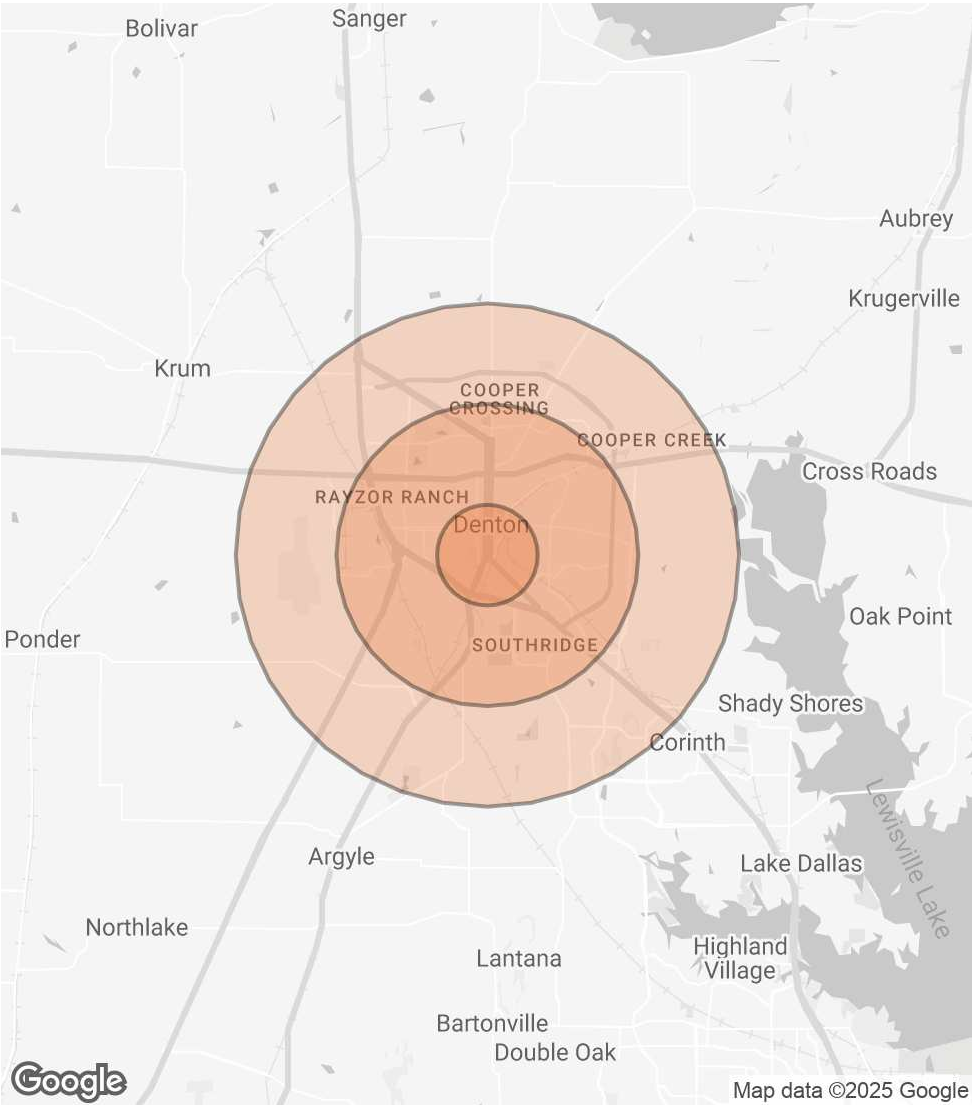
SVN | VERUS COMMERCIAL

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,399	93,883	153,674
AVERAGE AGE	29	34	36
AVERAGE AGE (MALE)	29	34	35
AVERAGE AGE (FEMALE)	29	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,330	38,833	59,056
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$51,972	\$76,154	\$94,963
AVERAGE HOUSE VALUE	\$329,639	\$367,939	\$360,832

Demographics data derived from AlphaMap



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MEET THE TEAM



KRIS SMITH

Advisor

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