

SPIRAL
DINER & BAKERY

LEASE

The Railyard Mixed-Use Development

608 E HICKORY ST

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

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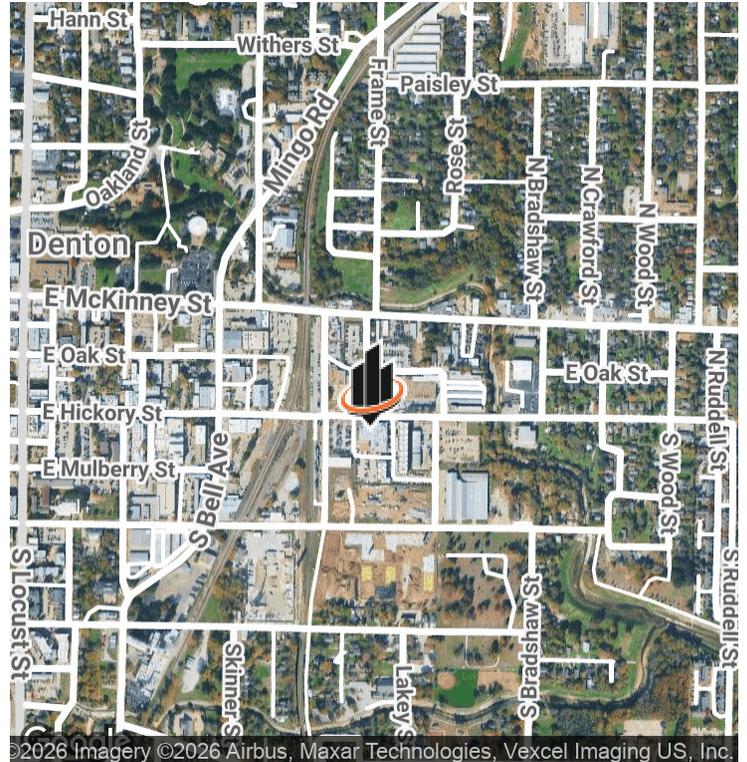
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Unique building with a restaurant anchor. 3,369 SF of second-gen restaurant space is available. Downtown Denton has two major college campuses within a 2-mile radius of the property. UNT and TWU bring a great mix of arts and music to the Downtown area.

Come see the perfect commercial space at 608 E Hickory St, Denton, TX. This contemporary property boasts a prime downtown location, ensuring excellent visibility and accessibility. The interior features a striking modern design with an open floor plan designed for versatility and productivity. Natural light floods the space, creating an inviting atmosphere for both clients and employees. Plus, seize every branding opportunity with great signage options. Don't miss this chance to set your business apart in this thriving area close to local amenities and businesses.

LOCATION OVERVIEW

This property is adjacent to the DCTA transit station and 300-unit Multi-Family project. On the edge of booming Downtown Denton great vehicle counts and foot traffic.

OFFERING SUMMARY

LEASE RATE:	\$16.00 - 18.00 SF/yr (NNN)
AVAILABLE SF:	1,539 - 3,796 SF
BUILDING SIZE:	28,330 SF

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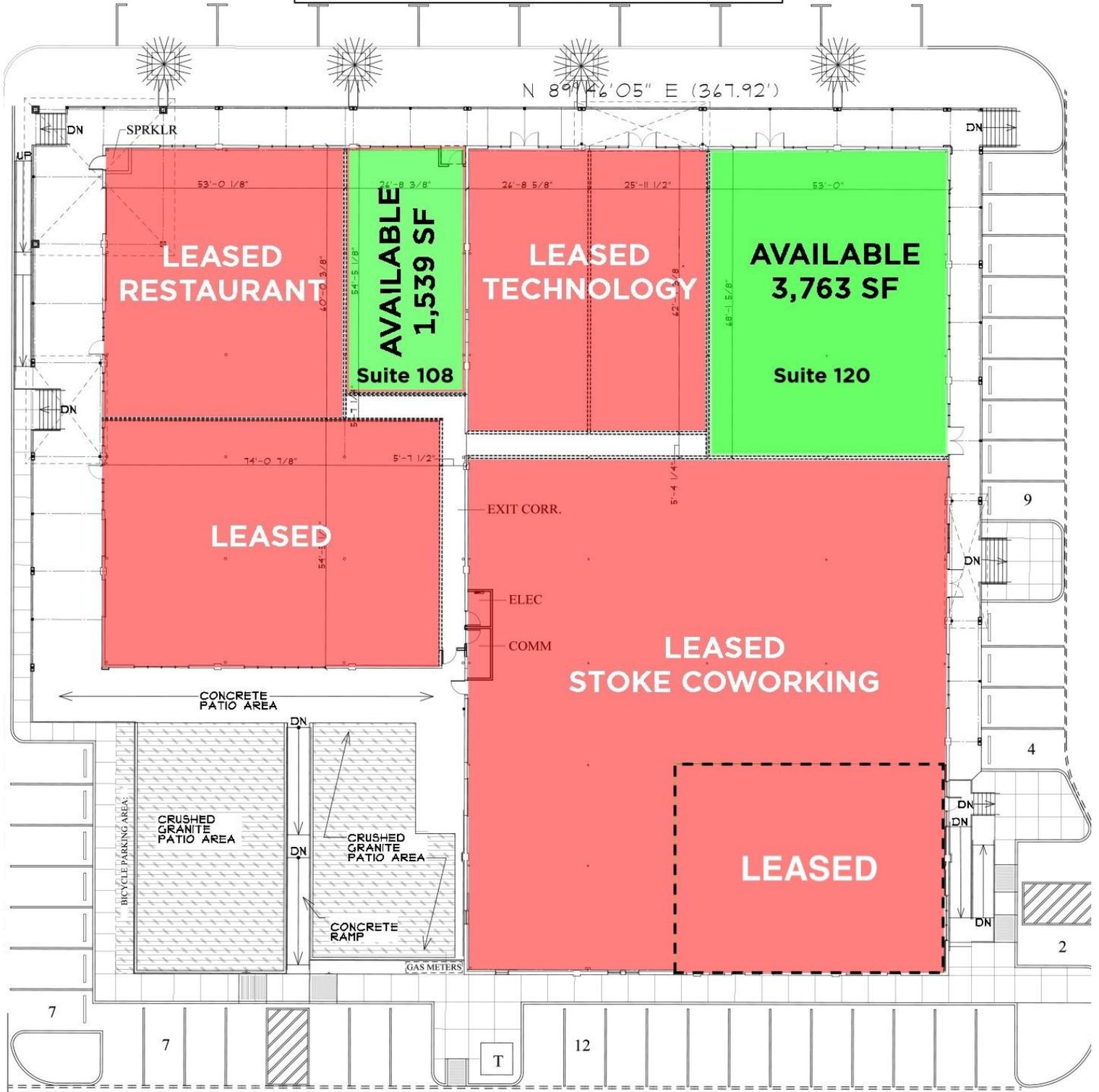
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LEASE SPACES

608 E. HICKORY STREET



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LEASE SPACES

LEASE INFORMATION

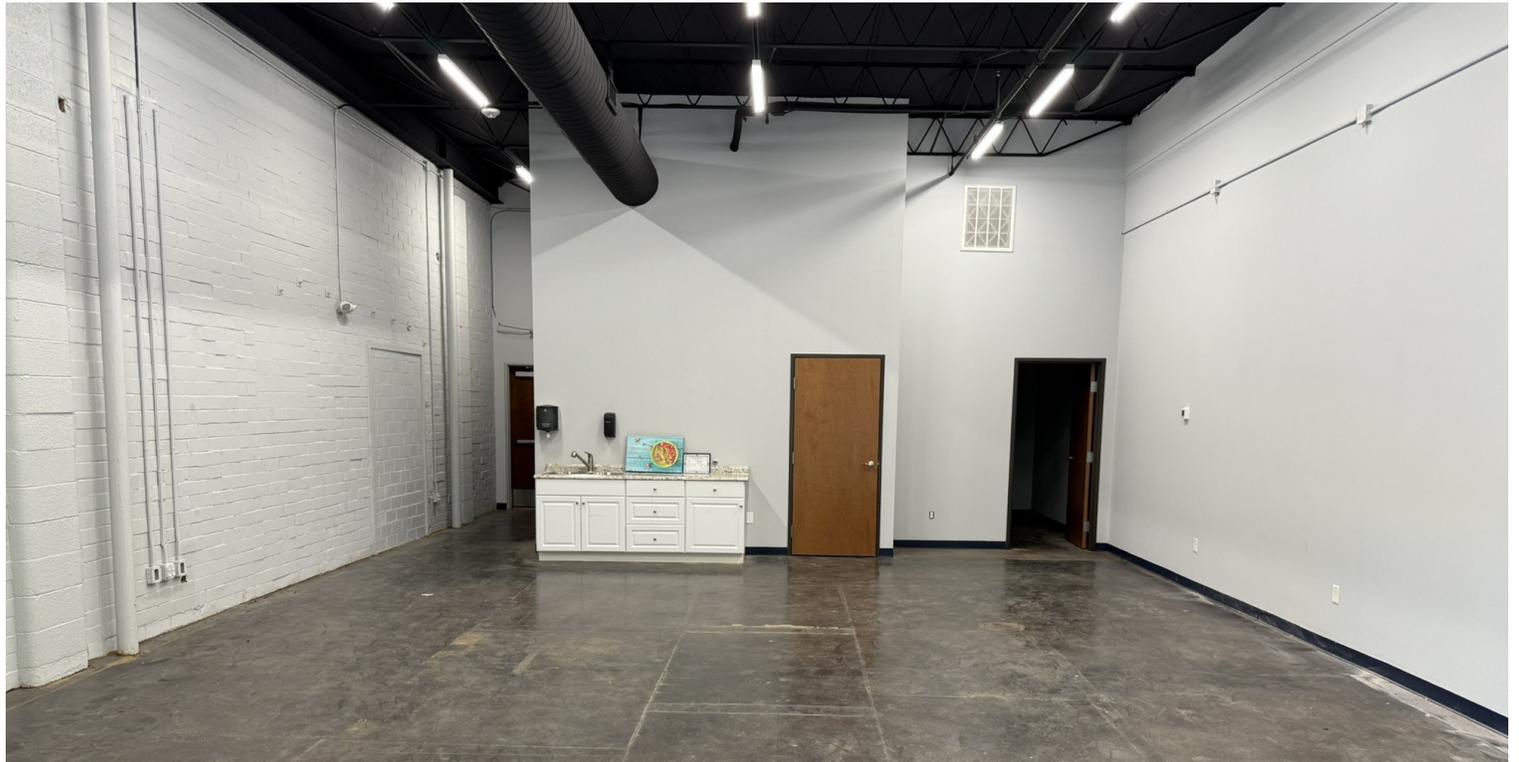
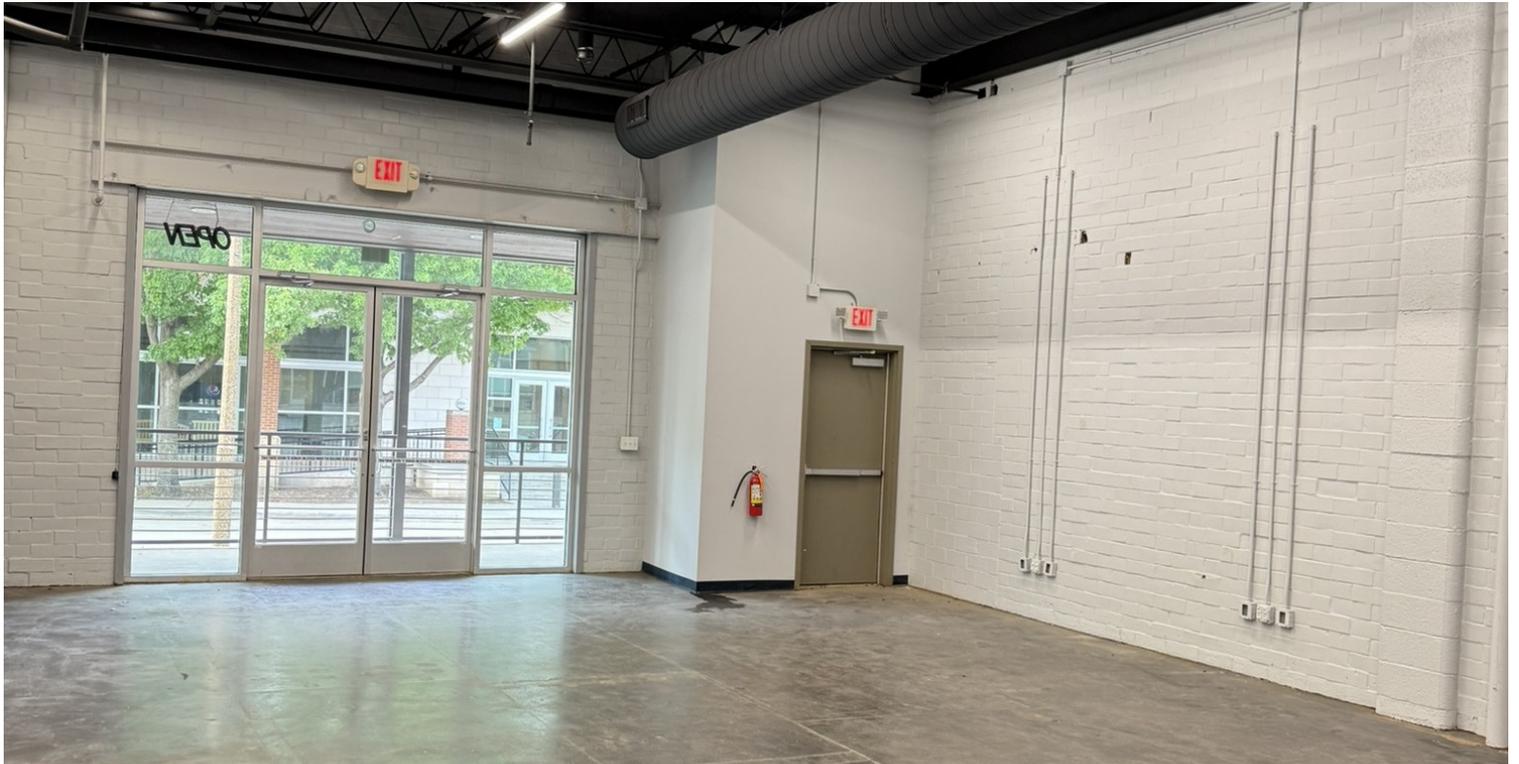
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,539 - 3,796 SF	LEASE RATE:	\$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,539 SF	NNN	\$18.00 SF/yr	Finished Out Open Concept
Suite 120	Available	3,796 SF	NNN	\$16.00 SF/yr	Finished Out Office Space

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SUITE 108



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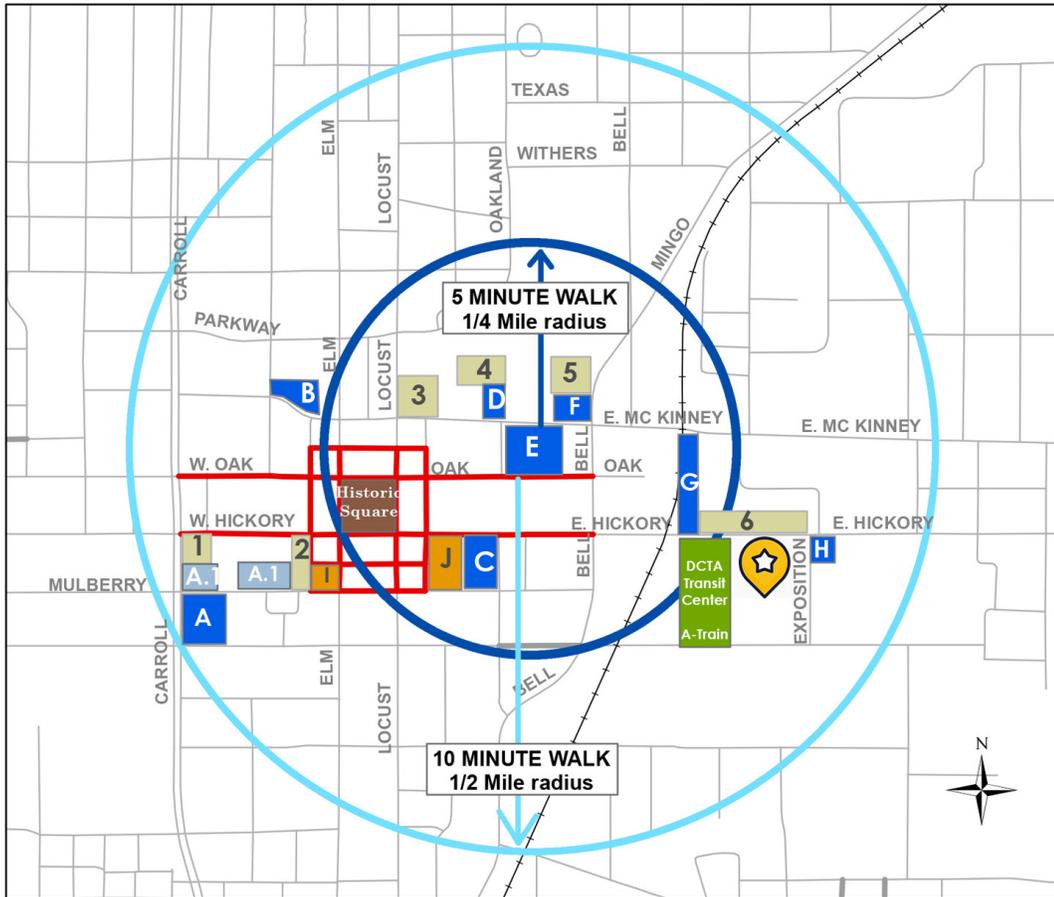
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DOWNTOWN PUBLIC PARKING MAP

Denton Downtown Public Parking



LEGEND

- DCTA TRANSIT CENTER
A-Train/Bus Depot
- HISTORIC COURTHOUSE
ON THE SQUARE
- GOVERNMENT OFFICES
1. JOSEPH A. CARROLL
2. DEVELOPMENT SERVICES
3. U.S. POST OFFICE
4. CITY HALL
5. CIVIC CENTER
6. CITY HALL EAST/
POLICE DEPT
- TIMED STREET PARKING
2 HR LIMIT - ENFORCED
M-F 8am - 5pm

P PUBLIC PARKING LOTS WITH # AVAIL SPACES

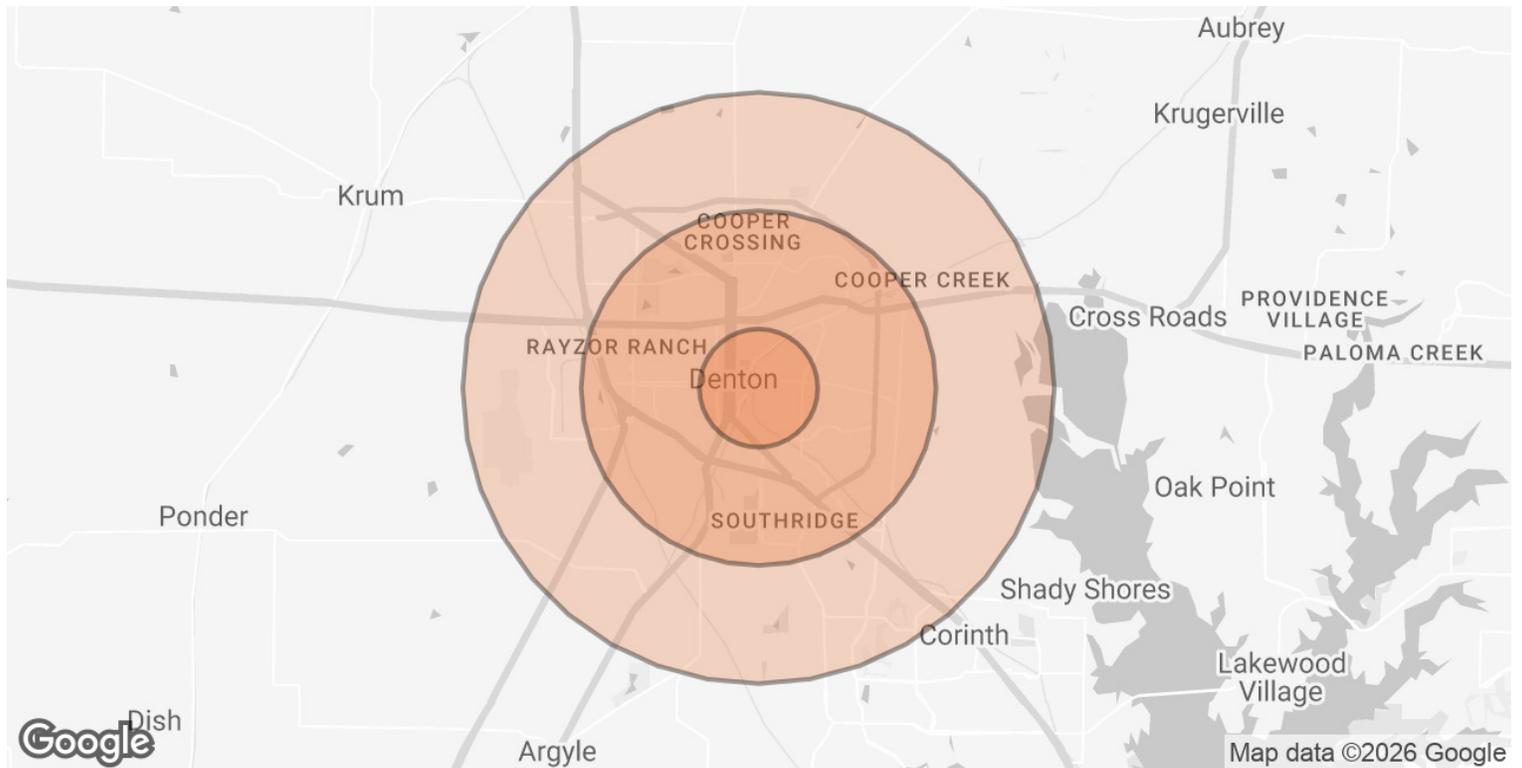
- A. County Parking Lot
Spaces: 111
- A.1 County Carroll Courts Bldg Spaces: 75
City Development Svcs Spaces: 85
AVAILABLE AFTER 5PM &
SATURDAY/SUNDAY
- B. City Hall West Aux. Lot Spaces: 47
- C. Williams Trade Square Spaces: 102
- D. City Hall Parking Lot Spaces: 106
(back, Post Office & main entrances)
- E. McKinney/Oak/Oakland Parking
aka Former County Assessor
Spaces: 125
- F. Civic Center Parking Lot Spaces: 185
- G. City Hall East Parking Lot Spaces: 121
- H. Public Parking Lot Spaces: 117
- I. Public Lot - PAID PARKING Spaces: 42
- J. Wells Fargo - PAID PARKING
Spaces: 106

This map is a graphic representation prepared by the City of Denton Economic Development Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For Survey level accuracy, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,315	97,628	153,841
AVERAGE AGE	32	35	36
AVERAGE AGE (MALE)	33	34	35
AVERAGE AGE (FEMALE)	33	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,981	40,358	59,117
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$60,548	\$76,293	\$94,985
AVERAGE HOUSE VALUE	\$330,937	\$356,345	\$360,769

Demographics data derived from AlphaMap

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LISTING CONTACTS



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