

# Retail ★ LEASE

LanCarte.com

2317 W UNIVERSITY DRIVE DENTON, TX 76201

UNIVERSITY VILLAGE



LANCARTE  
COMMERCIAL

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## PROPERTY FEATURES

- 1,500 - 3,539 SF Available
- Albertson's Anchored Retail Center
- Excellent Signage Visibility
- +/- 592 Parking Spaces
- Close Proximity to I-35W
- Vehicles Per Day: 8,794 on Bonnie Brae and 25,000 on University Drive

## LOCATION OVERVIEW

University Village is located east of I-35W at the intersection of W. University Drive (Hwy 380) and N. Bonnie Brae Street in Denton, TX.

## AVAILABLE SPACES

SUITE 149 1,739 - 3,539 SF

## LEASING STRUCTURE

CONTACT BROKER

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**SITE PLAN**



**DEMOGRAPHICS**

|                 | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------|----------|----------|----------|
| Population:     | 6,685    | 64,037   | 109,457  |
| Average Income: | \$68,294 | \$54,158 | \$66,474 |
| Employment:     | 7,991    | 32,546   | 52,820   |

|  |            |
|--|------------|
| W. University Dr. & N.<br>Bonnie Brae St.: | 19,103 VPD |
| W. University Dr. & I-35 W:                | 19,814 VPD |

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**EXTERIOR/AERIALS**





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*Relentlessly Pursuing What Matters*

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