



PROPERTY SUMMARY

PROPERTY:	Aubrey Retail Center
LOCATION:	5315 US HWY 377, Aubrey TX 76227 Just south of Downtown Aubrey
POTENTIAL USE:	Commercial / General Retail / Office / Restaurant
AVAILABILITY:	<u>Building 1</u> <u>Suite B</u> – 2,000 SF – Move in ready space. Large waiting room, two large classrooms/offices/training rooms. Two private restrooms <u>Building 2</u> <u>Suite B</u> - 1,060 SF – Move in ready retail space.
PARKING:	Abundant on-site Parking
UTILITIES:	Tenants Expense – All existing to the site
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
RATE:	\$20.00 / SF + NNN (\$6.50/SF)
TERMS:	Negotiable
TI:	Negotiable
COMMENTS:	Take advantage of this location with prime exposure on HWY 377 in rapidly growing Aubrey, TX. Smaller suites available or large option. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.
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