

**LEASE**

# Oakland TWU Retail Space

**1421 OAKLAND ST**

Denton, TX 76201

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,482 SF
<b>BUILDING SIZE:</b>	1,482 SF

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## PROPERTY DESCRIPTION

1421 Oakland St, Denton, TX offers an exceptional retail opportunity immediately adjacent to Texas Woman's University (TWU), placing the space within steps of active campus facilities and student pedestrian traffic in one of Denton's strongest trade corridors. The property benefits from excellent visibility and walkable access to TWU's academic and residential areas, attracting both student and faculty demand. Ideally located for daily-needs retail, food/coffee concepts, or service uses, the site also provides convenient connectivity to surrounding neighborhoods and local thoroughfares. This in-line storefront is positioned to capture sustained foot traffic and university-oriented activity in a vibrant college market.

## PROPERTY HIGHLIGHTS

- High Foot Traffic
- Highly visible endcap
- Parking available
- New floors and paint

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	\$15 / SF
<b>TOTAL SPACE:</b>	1482 SF	<b>LEASE RATE:</b>	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1421 Oakland St	Available	1,482 SF	NNN	\$15.00 SF/yr	Former Thistle Creative Reuse

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## ADDITIONAL PHOTOS



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**PROXIMITY TO TWU**



**Texas Woman's  
University**

**VERUS**  
COMMERCIAL

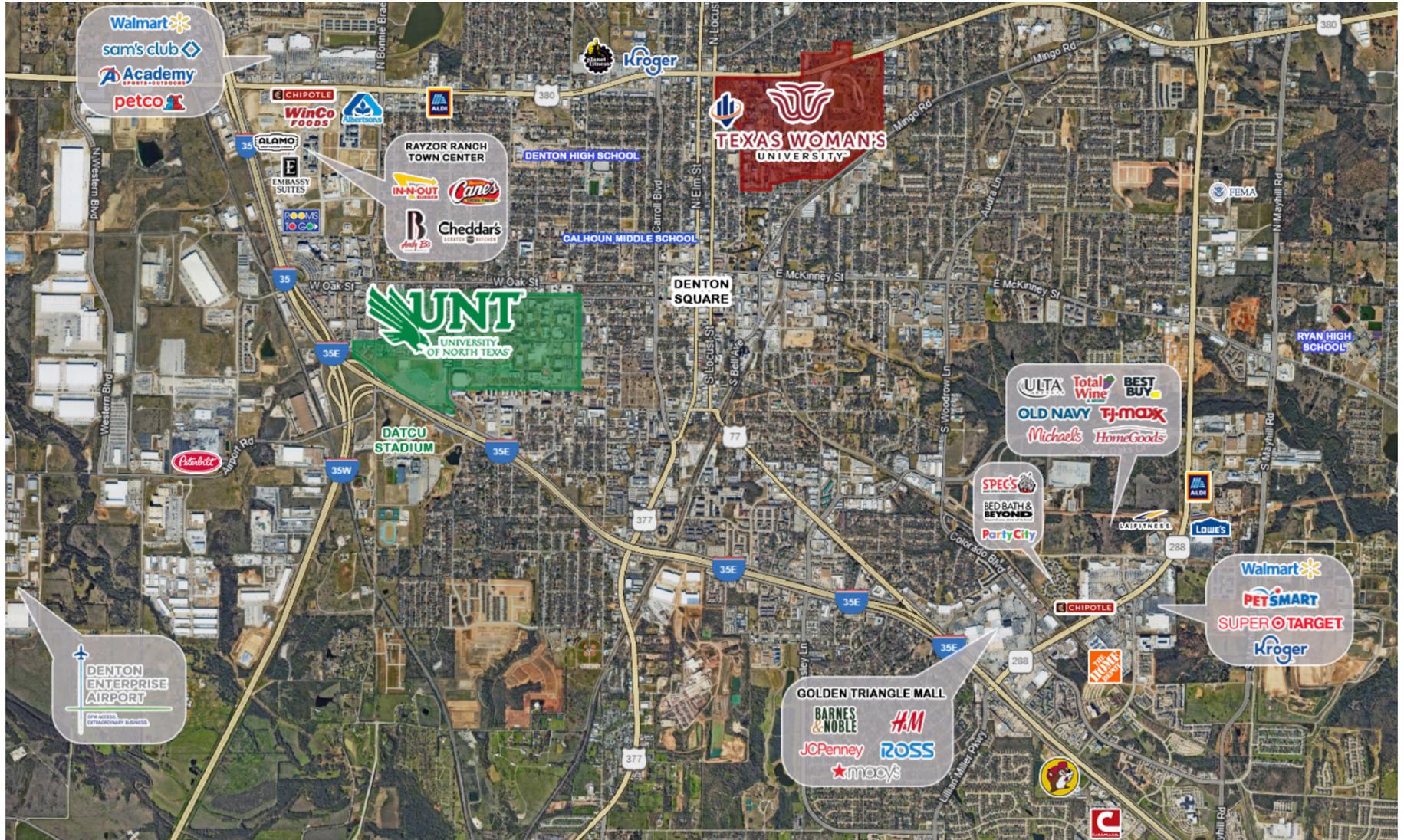
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**OAKLAND TWU RETAIL SPACE** | 1421 Oakland St Denton, TX 76201

**SVN | VERUS COMMERCIAL** 5

# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

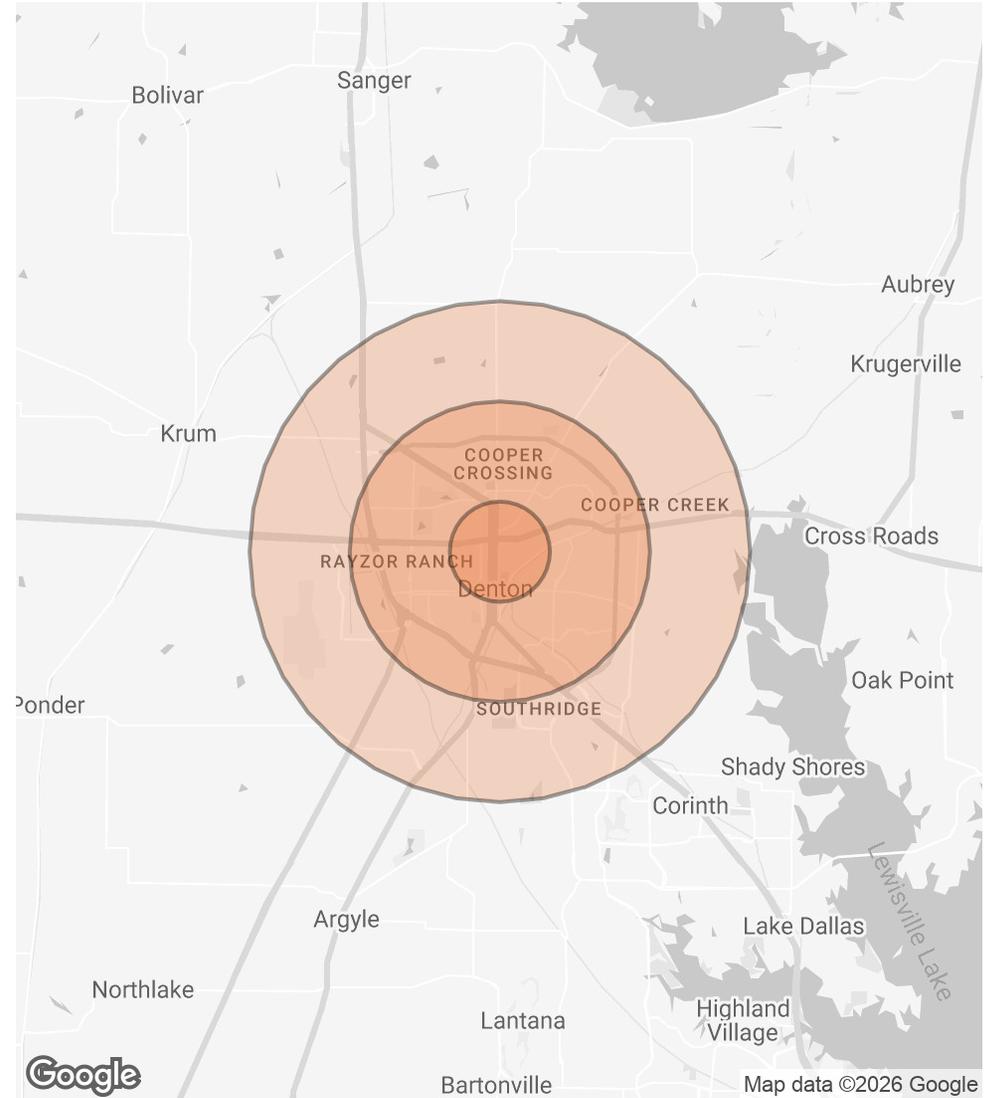
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,828	93,264	132,956
<b>AVERAGE AGE</b>	35	34	35
<b>AVERAGE AGE (MALE)</b>	36	33	34
<b>AVERAGE AGE (FEMALE)</b>	36	35	36

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,594	38,504	52,473
<b># OF PERSONS PER HH</b>	2.5	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$71,978	\$74,033	\$87,596
<b>AVERAGE HOUSE VALUE</b>	\$383,956	\$346,591	\$353,027

Demographics data derived from AlphaMap



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## LISTING CONTACTS



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