



# 222 WEST HICKORY STREET

DENTON, TX 76201

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tbwinds

Namaste Denton  
INDIAN KITCHEN & BAR

LAYALINA  
Mediterranean Restaurant & lounge

# Property Summary



### OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	9,133 SF
Cap Rate:	7.3%
NOI:	\$138,740

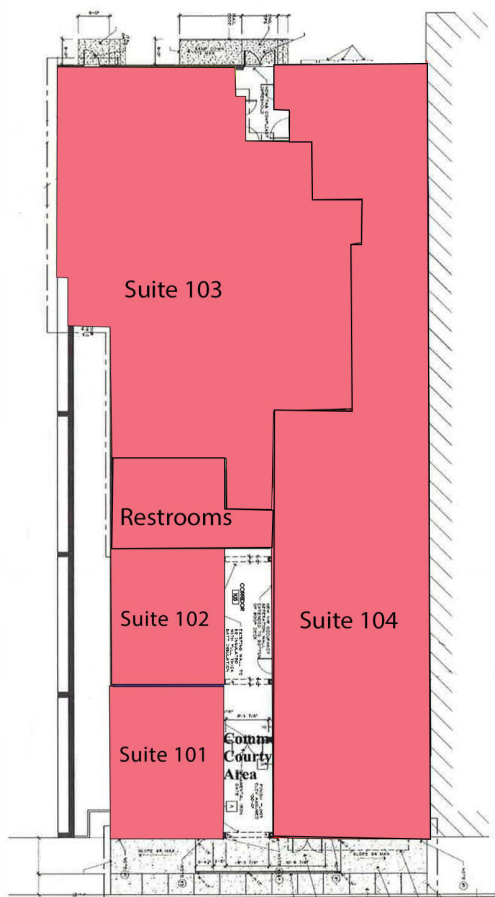
### PROPERTY OVERVIEW

The subject property is a 100% NNN leased retail building. This is a unique opportunity to acquire a property in highly desirable Downtown Denton with a solid three tenant mix. This fully stabilized property also offers a buyer upside with rent escalations in place.

### LOCATION OVERVIEW

This property is located off Hickory St in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

# Additional Photos

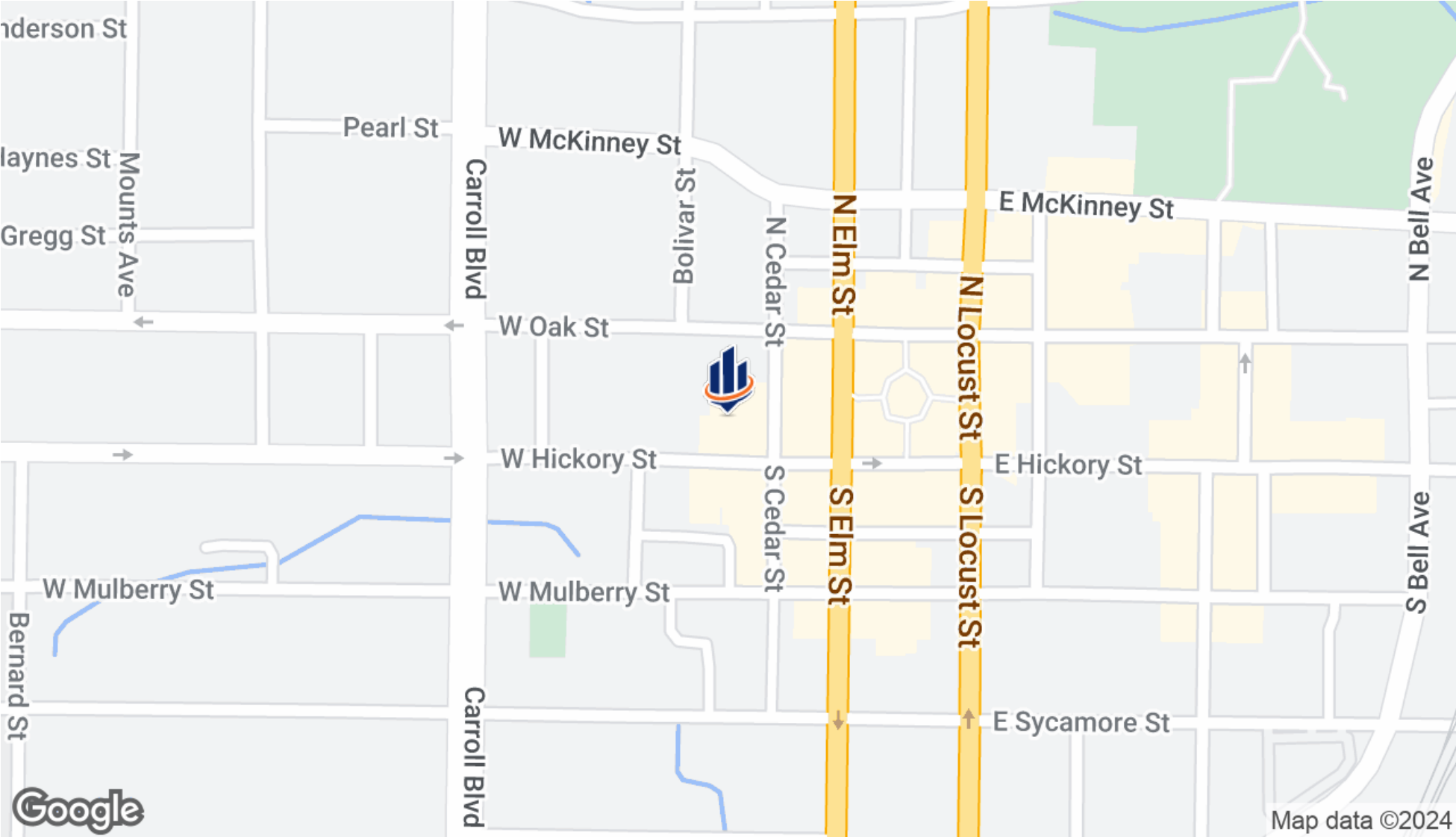


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# Location Map



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