

LEASE

University and Carroll Retail

511 W UNIVERSITY DR

Denton, TX 76201



PRESENTED BY:

BRAD TYNDALL

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PROPERTY SUMMARY



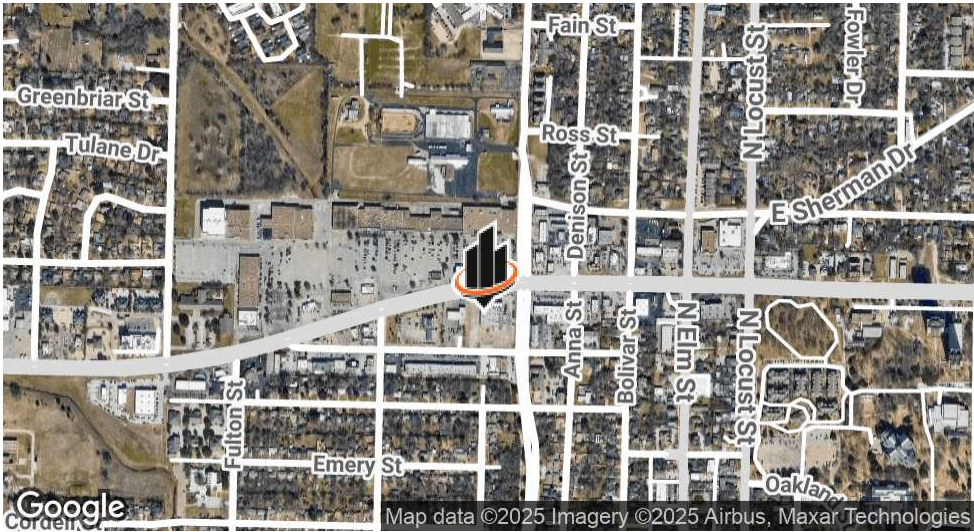
PROPERTY DESCRIPTION

This newly remodeled Retail Center will deliver Q2 2024. The center will be completely updated with eye catching exterior finishes. The property has ample parking and excellent visibility. The new multi-tenant design will be a major upgrade to this prime retail corner.

OFFERING SUMMARY

LEASE RATE:	Call For Rate
AVAILABLE SF:	1,918 - 2,809 SF
BUILDING SIZE:	10,267 SF

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LOCATION DESCRIPTION

This retail center is located at the corner of two of Denton’s main artery roads, University Drive and Carroll Boulevard. With over 32,000 VPD, this location provides excellent visibility and access. This prime location is an excellent opportunity for Restaurant and Retail alike.

PROPERTY HIGHLIGHTS

- Delivering Q2 2024
- Completely Updated and Remodeled
- New Eye Catching Exterior Finishes
- Ample Parking
- Shell Condition
- TI Available

LEASE SPACES



LEASE INFORMATION

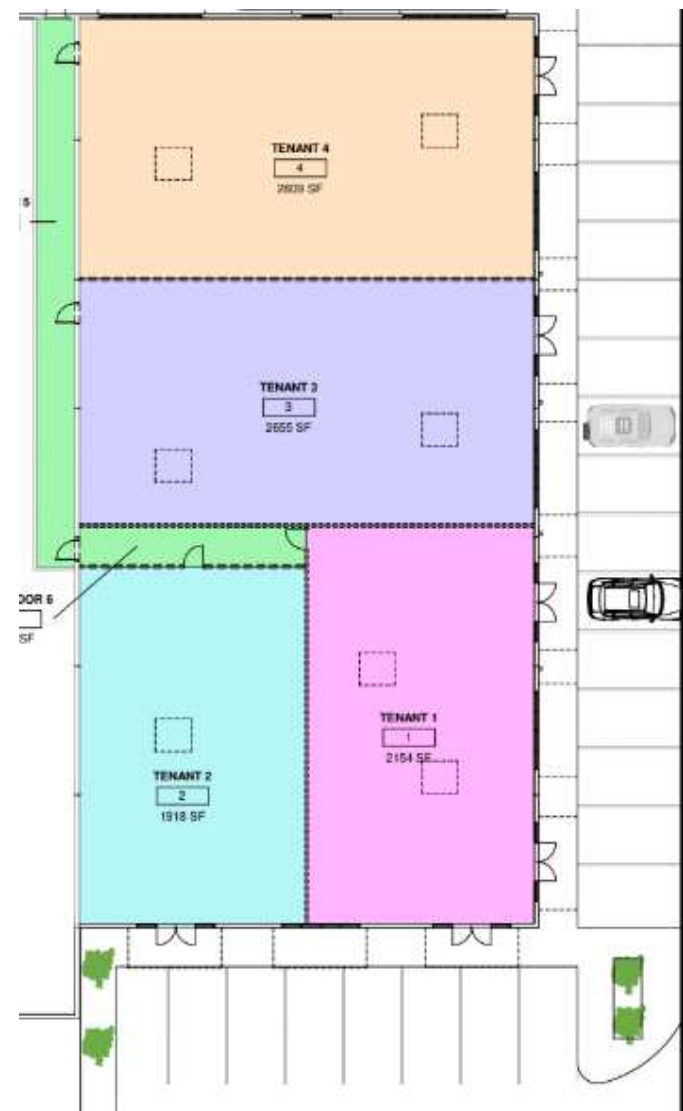
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,918 - 9,536 SF	LEASE RATE:	Call For Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,918 SF	NNN	Call For Rate	Restaurant/Retail with University Frontage
Suite 200	Available	2,154 SF	NNN	Call for Rate	Restaurant/Retail with University Frontage
Suite 300	Available	2,655 SF	NNN	Call for Rate	Restaurant/Retail
Suite 400	Available	2,809 SF	NNN	Call for Rate	Restaurant/Retail

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CONCEPT PLAN



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ADDITIONAL PHOTOS

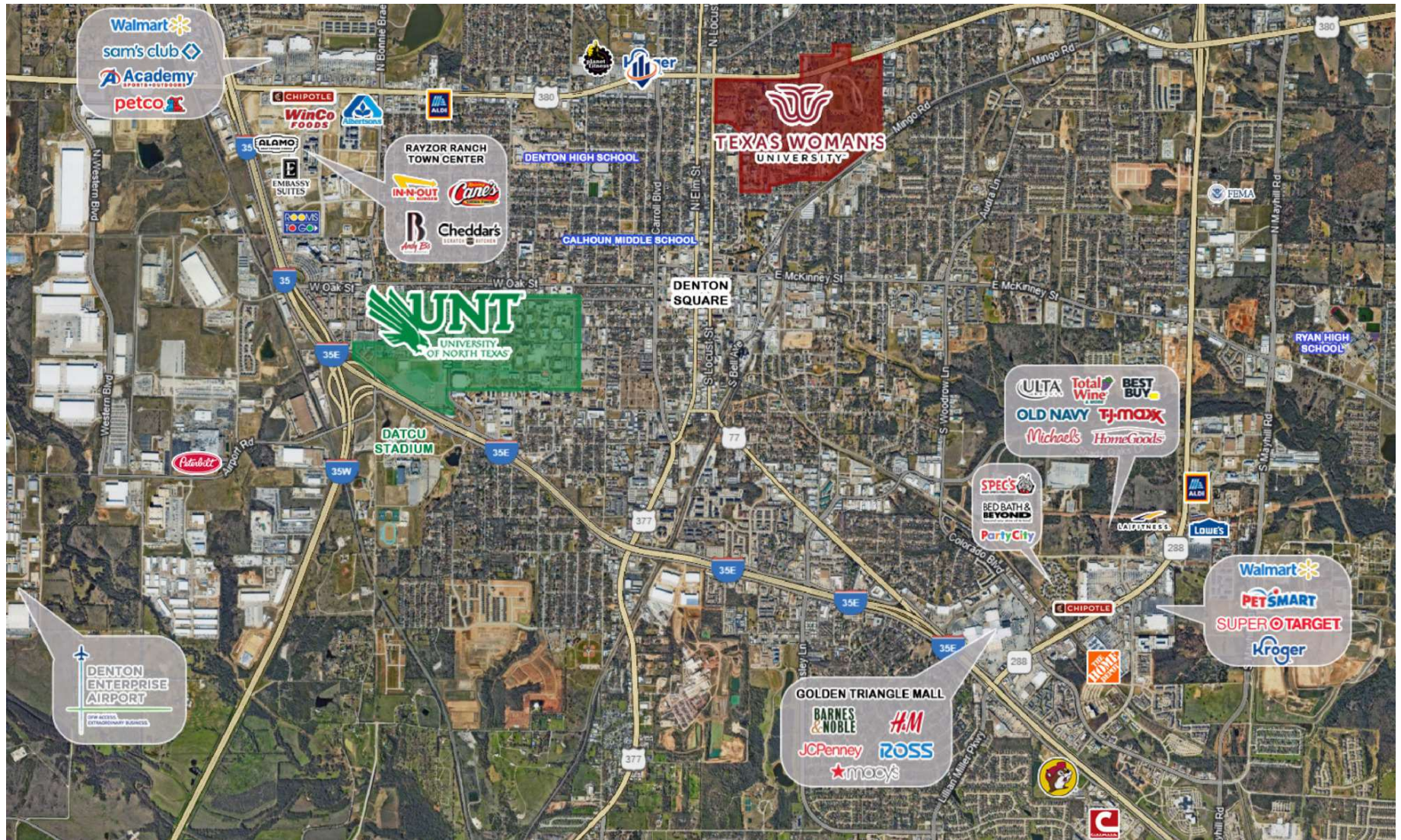


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LOCATION MAP



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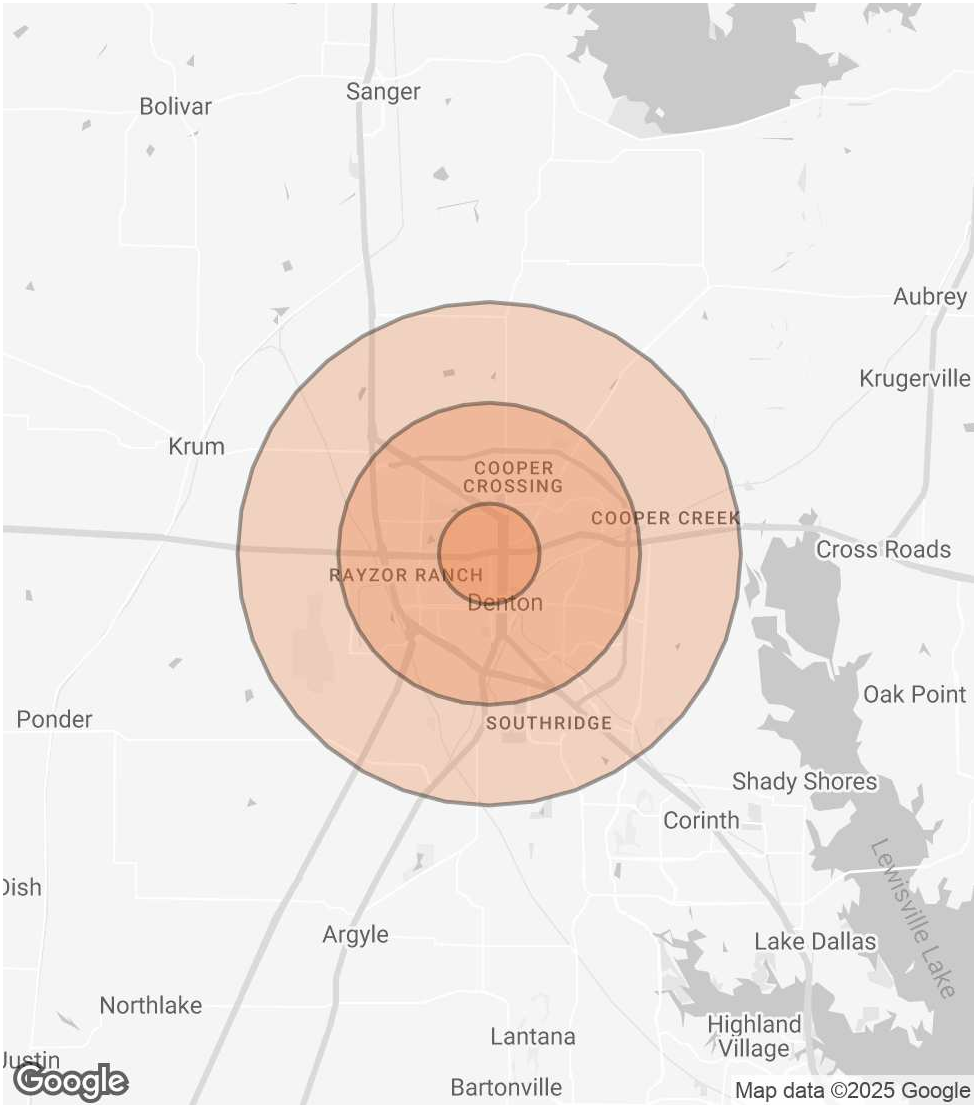
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,105	89,233	130,918
AVERAGE AGE	37	34	35
AVERAGE AGE (MALE)	37	33	34
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,810	36,757	51,832
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$76,394	\$73,923	\$87,602
AVERAGE HOUSE VALUE	\$383,925	\$344,899	\$354,373

Demographics data derived from AlphaMap



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LISTING CONTACTS



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