

# FOR LEASE

## OAKLAND TWU RETAIL SPACE

1419-1421 OAKLAND ST, DENTON, TX 76201

VERUS  
COMMERCIAL



### PROPERTY DESCRIPTION

Retail or office space available in a high foot traffic endcap adjacent to Texas Women's University.

### PROPERTY HIGHLIGHTS

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

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,408 - 2,900 SF
Lot Size:	1,815 SF
Building Size:	2,890 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,033	26,410	39,823
Total Population	10,760	73,350	110,817
Average HH Income	\$45,954	\$50,052	\$56,494

**GLEN FARRIS**

940.381.2220

gfarris@v-re.com

**GREG JOHNSON**

940.381.2220

gjohnson@v-re.com

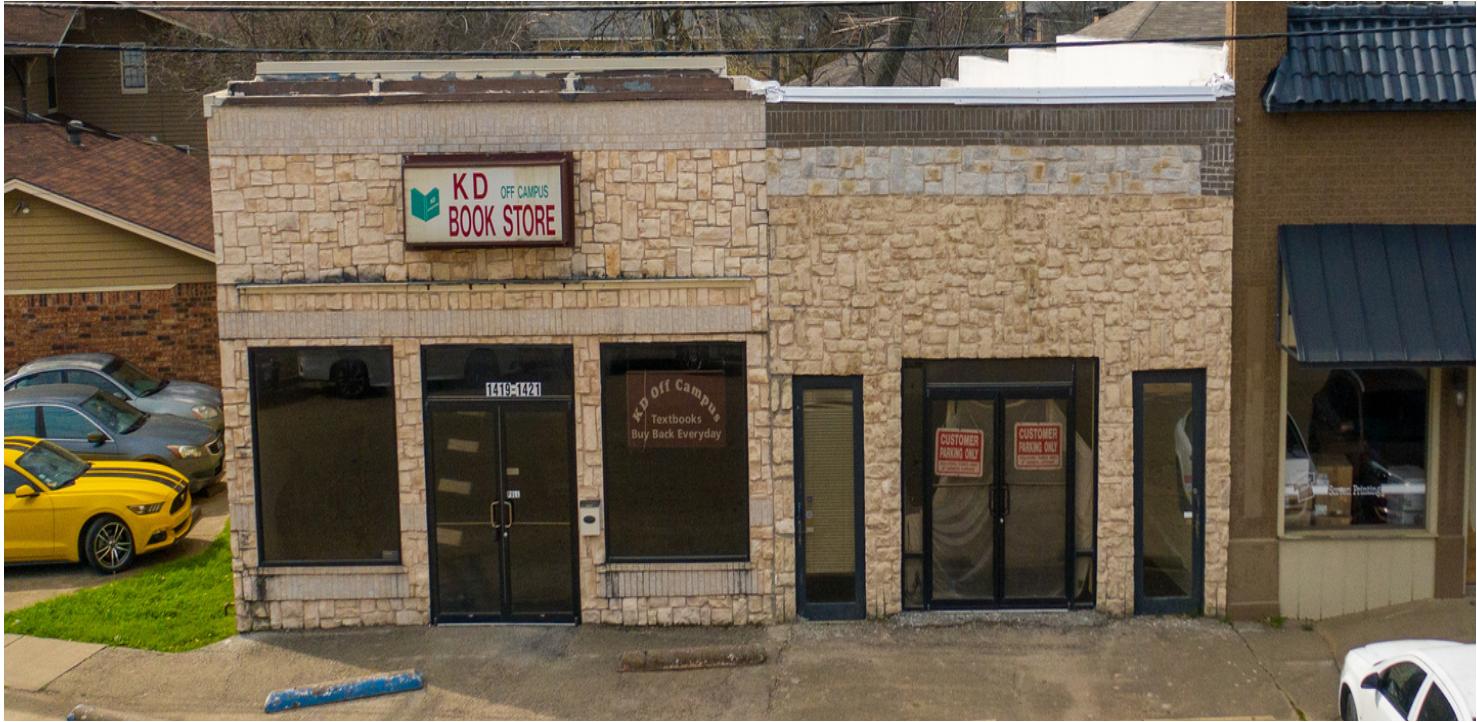
INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

# FOR LEASE

## OAKLAND TWU RETAIL SPACE

1419-1421 OAKLAND ST, DENTON, TX 76201

VERUS  
COMMERCIAL



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,408 - 2,900 SF	Lease Rate:	\$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1419 Oakland St	Available	1,408 - 2,900 SF	NNN	\$14.00 SF/yr	-
1421 Oakland St	Available	1,482 - 2,900 SF	NNN	\$14.00 SF/yr	-

**GLEN FARRIS**  
940.381.2220  
gfarris@v-re.com

**GREG JOHNSON**  
940.381.2220  
gjohnson@v-re.com

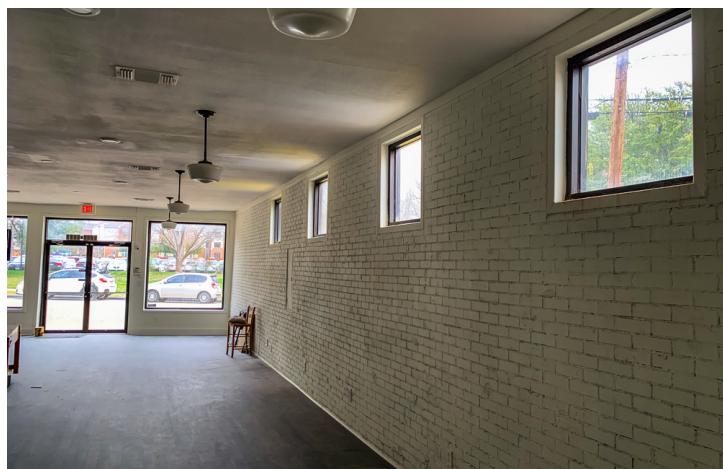
INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

# FOR LEASE

## OAKLAND TWU RETAIL SPACE

1419-1421 OAKLAND ST, DENTON, TX 76201

**VERUS**  
COMMERCIAL



**GLEN FARRIS**  
940.381.2220  
gfarris@v-re.com

**GREG JOHNSON**  
940.381.2220  
gjohnson@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

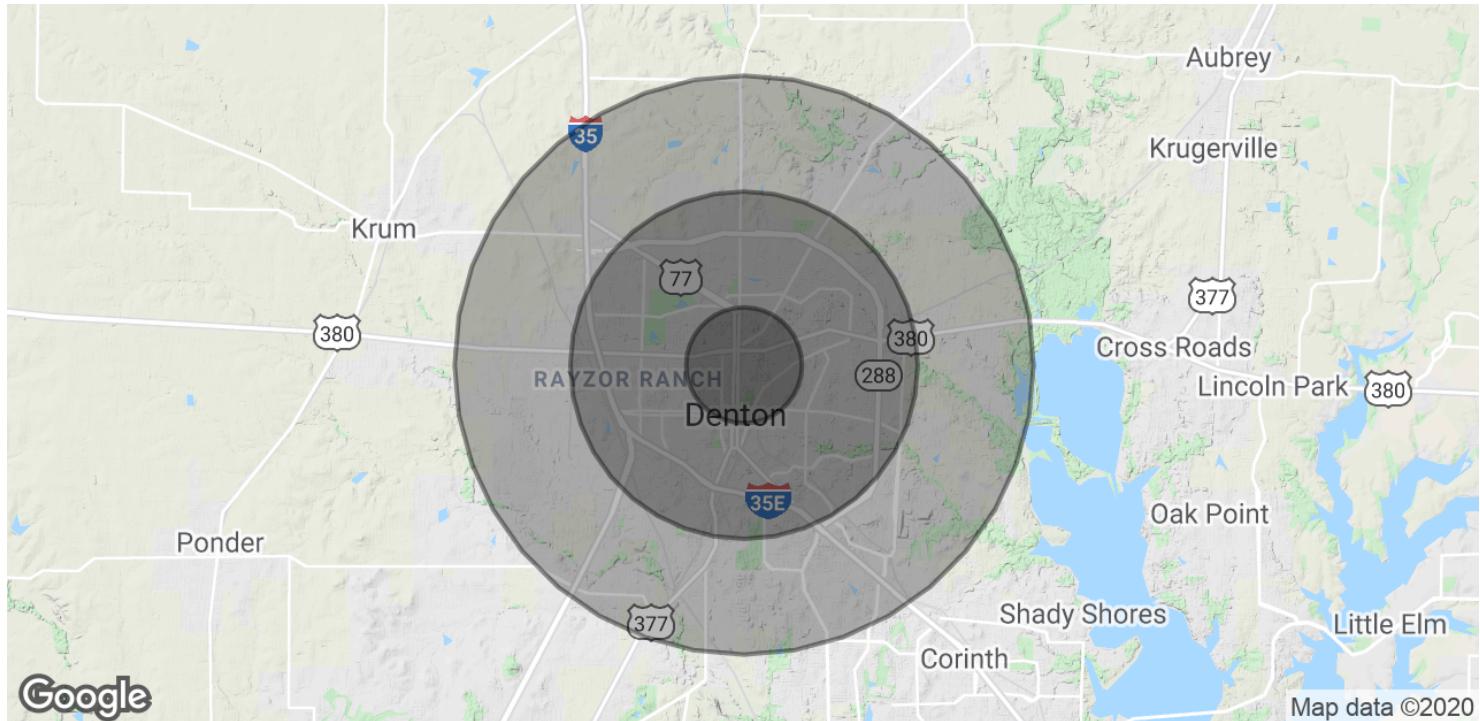
# FOR LEASE

## OAKLAND TWU RETAIL SPACE

1419-1421 OAKLAND ST, DENTON, TX 76201

VERUS

COMMERCIAL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,760	73,350	110,817
Average age	27.3	28.8	30.0
Average age (Male)	28.8	28.6	29.8
Average age (Female)	27.7	30.0	30.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,033	26,410	39,823
# of persons per HH	2.7	2.8	2.8
Average HH income	\$45,954	\$50,052	\$56,494
Average house value	\$114,951	\$124,790	\$155,735

\* Demographic data derived from 2010 US Census

**GLEN FARRIS**

940.381.2220

gfarris@v-re.com

**GREG JOHNSON**

940.381.2220

gjohnson@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

# FOR LEASE

## OAKLAND TWU RETAIL SPACE

1419-1421 OAKLAND ST, DENTON, TX 76201

VERUS

COMMERCIAL

### LOCATION INFORMATION

Building Name	Oakland TWU Retail Space
Street Address	1419-1421 Oakland St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Central Denton

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	MN
Lot Size	1,815 SF

### BUILDING INFORMATION

Building Size	2,890 SF
Price / SF	\$14.00 SF/yr
Year Built	1936
Last Renovated	2010
Building Class	B
Occupancy %	0%
Number Of Floors	1
Average Floor Size	1,408 SF
Load Factor	Yes



**GLEN FARRIS**

940.381.2220

gfarris@v-re.com

**GREG JOHNSON**

940.381.2220

gjohnson@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>