

LAST COMMERCIAL LOT AVAILABLE

TEASLEY LN. AT LILLIAN MILLER PARKWAY
DENTON, TX 76210

Greg Johnson

O: 940.381.2220

greg.johnson@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate: \$21.75 SF/yr (NNN)
Available SF: 1,500 - 7,000 SF

PROPERTY OVERVIEW

Dedicated Parking
Ready to Develop
Strong Retail and Office Presence in Surrounding Area

LOCATION OVERVIEW

High Volume of Drive by Traffic
Excellent Visibility
Surrounded by Rooftops

Lease Spaces



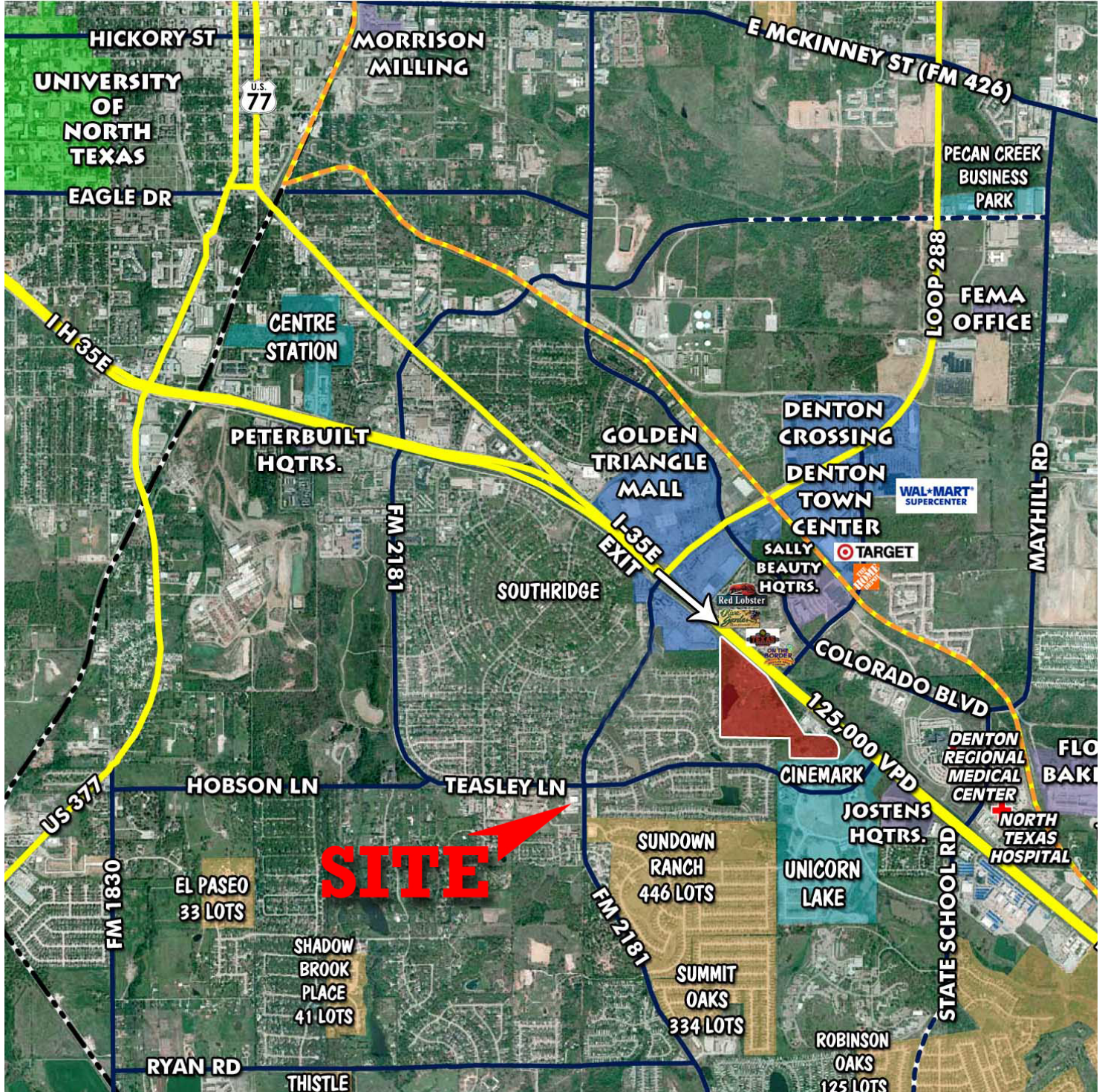
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 7,000 SF	Lease Rate:	\$21.75 SF/yr

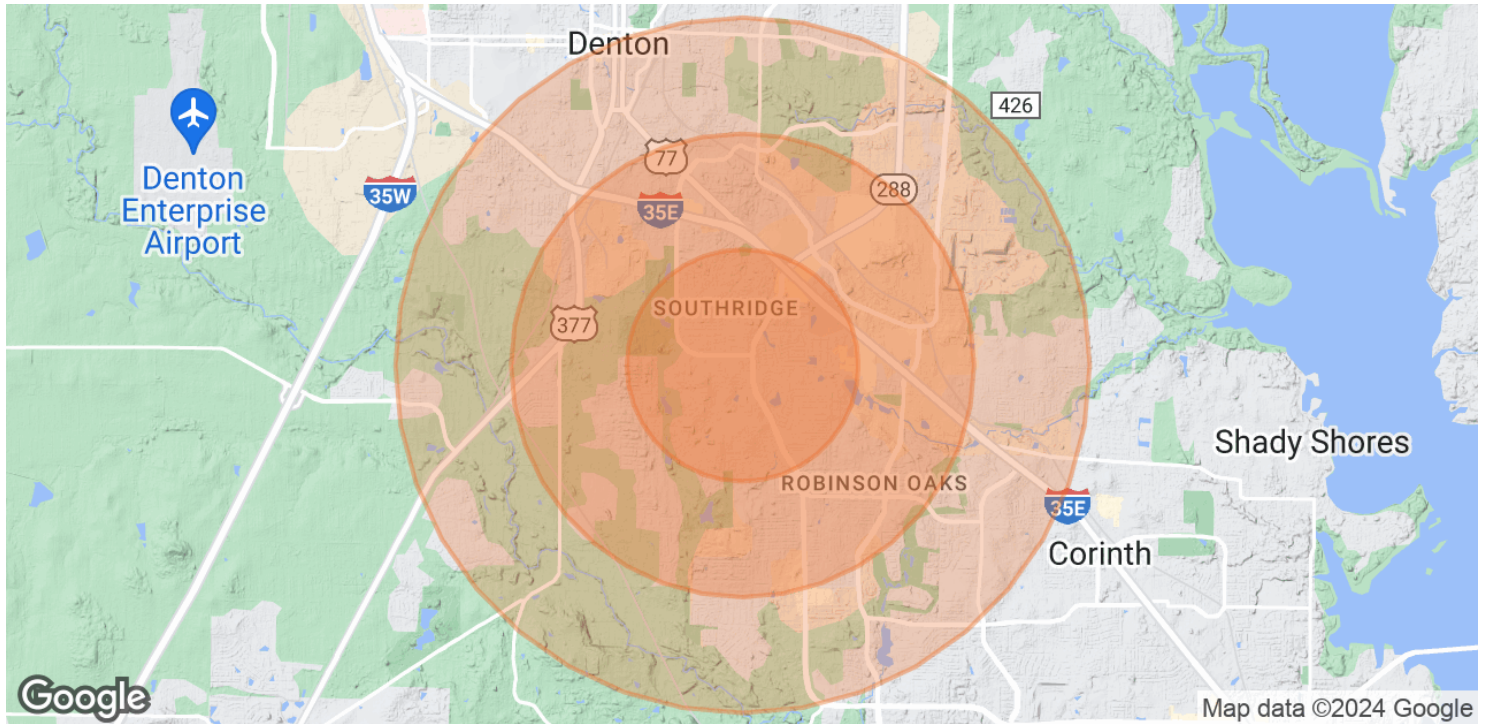
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Teasley Office/Retail	Available	1,500 - 7,000 SF	NNN	\$21.75 SF/yr	New Construction

Additional Photos



Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,410	37,479	73,573
Average Age	38.7	34.7	33.2
Average Age (Male)	38.1	33.7	32.6
Average Age (Female)	40.1	36.8	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,996	14,012	26,965
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$104,038	\$90,392	\$83,300
Average House Value	\$274,079	\$209,008	\$176,602

* Demographic data derived from 2020 ACS - US Census