

# FOR LEASE

109 N ELM ST

109 N ELM ST, DENTON, TX 76201

VERUS  
COMMERCIAL



## PROPERTY DESCRIPTION

Take advantage of a rare opportunity to lease space on the Historic Downtown Denton Square. Located in the heart of Elm Street with an amazing view of the Denton County Courthouse. High foot traffic and car traffic / High visibility / High Demand Area on the Denton Square.

## PROPERTY HIGHLIGHTS

- Fully Built Out as Standard Retail Space
- Located in-line with other retail
- On Historic Downtown Denton Square
- High Traffic Area
- High Foot Traffic

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	0.059 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,043	15,287	27,071
Total Population	13,398	44,558	74,394
Average HH Income	\$34,283	\$42,282	\$50,849

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

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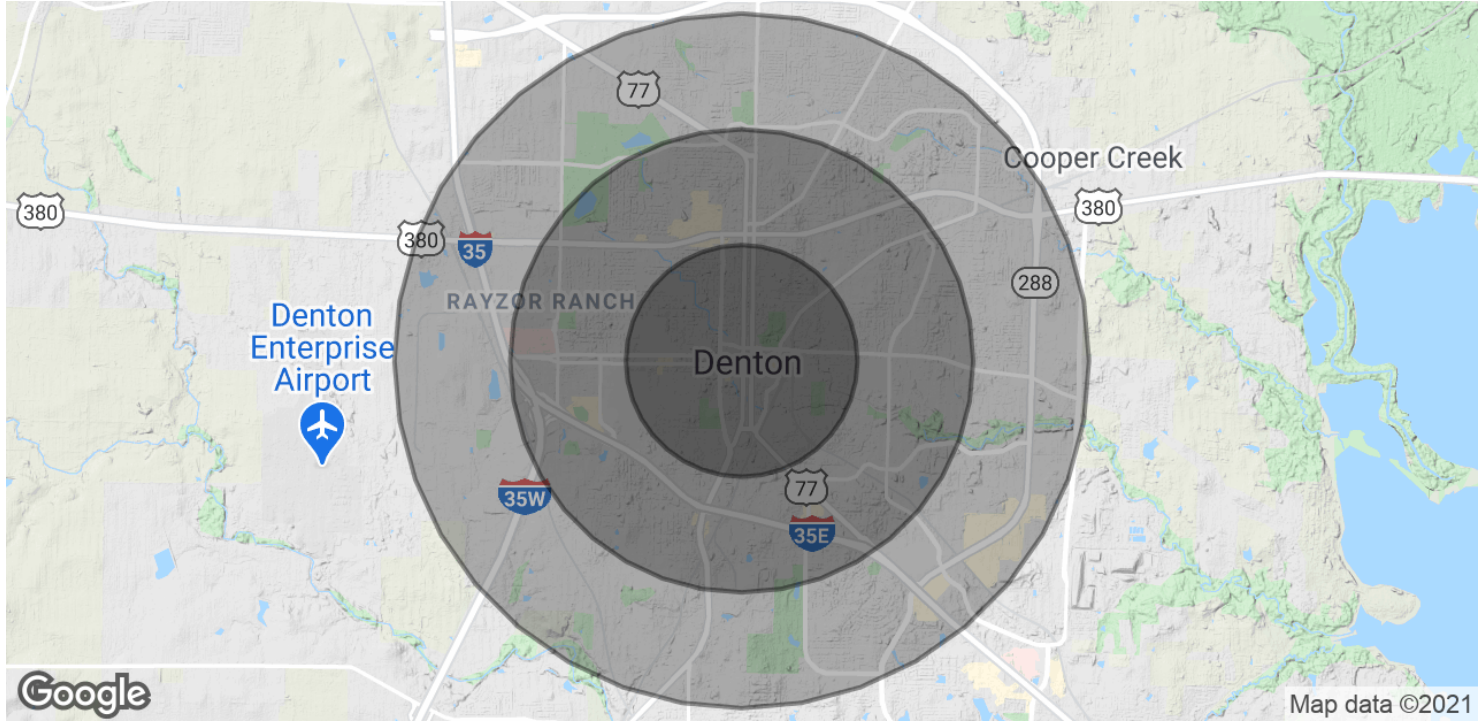
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	13,398	44,558	74,394
Average age	24.4	26.2	28.8
Average age (Male)	25.3	26.6	28.6
Average age (Female)	24.9	27.0	29.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	5,043	15,287	27,071
# of persons per HH	2.7	2.9	2.7
Average HH income	\$34,283	\$42,282	\$50,849
Average house value	\$107,656	\$125,841	\$135,872

\* Demographic data derived from 2010 US Census

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## LOCATION INFORMATION

Building Name	109 N Elm St
Street Address	109 N Elm St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Central Business District
Submarket	Downtown Square

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	MD
Lot Size	0.059 Acres
Submarket	Downtown Square

## BUILDING INFORMATION

Building Size	3,000 SF
Price / SF	\$20.00 SF/yr
Building Class	B
Tenancy	Single
Load Factor	Yes

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