

FOR LEASE

WOODROW INDUSTRIAL

904 S WOODROW, DENTON, TX 76205

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

This is a great opportunity to lease an industrial building on the well-trafficked street of Woodrow in the heart of Denton.

PROPERTY HIGHLIGHTS

- Great visibility and access
- 1,000 square feet of reception and front office & 1,800 square feet of warehouse
- 2 x Overhead doors

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	2,800 SF
Lot Size:	0.258 Acres
Building Size:	2,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,380	26,285	46,999
Total Population	8,504	76,072	134,674
Average HH Income	\$41,493	\$55,848	\$62,547

GLEN FARRIS

940.381.2220

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

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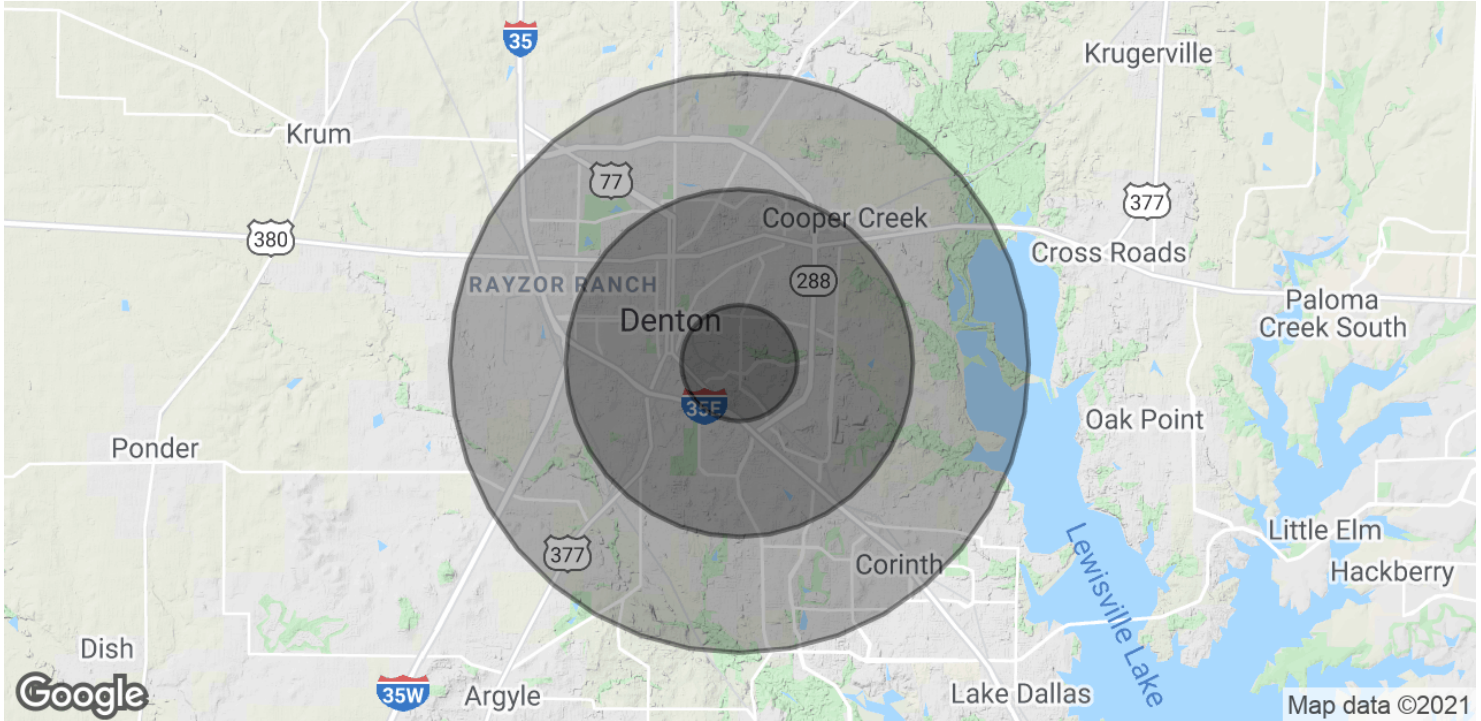
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,504	76,072	134,674
Average age	29.9	29.3	30.7
Average age (Male)	28.3	29.5	30.5
Average age (Female)	34.3	29.8	31.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,380	26,285	46,999
# of persons per HH	3.6	2.9	2.9
Average HH income	\$41,493	\$55,848	\$62,547
Average house value	\$109,345	\$148,370	\$174,118

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	Woodrow Industrial
Street Address	904 S Woodrow
City, State, Zip	Denton, TX 76205
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	LI
Lot Size	0.258 Acres
APN#	185108

BUILDING INFORMATION

Building Size	2,800 SF
Price / SF	\$10.00 SF/yr
Year Built	1996
Building Class	B
Load Factor	Yes

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