



SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Downtown Retail/Restaurant</b>
<b>ADDRESS:</b>	419 South Elm, Denton, TX 76201
<b>LOCATION:</b>	Corner South Locust / E Prairie / Elm Two Blocks south of Historic Downtown Square
<b>TYPE/ZONING:</b>	Commercial / Restaurant / Retail / Office Downtown Commercial General (DC-G)
<b>AVAILABLE:</b>	<b>+/- 14,482 SF Total</b> Divisible – 947 – 6,733 SF
<b>RATE:</b>	\$15.00 / SF + NNN
<b>LAND:</b>	Approx 1.097 AC
<b>GREASE TRAP:</b>	Existing on site
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Monument and Façade Signage available per city ordinances and Landlords approval.
<b>PARKING:</b>	Abundant Parking – 95 dedicated parking spots – additional parking available
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable
<b>LISTED:</b>	LoopNet, Costar, Xceligent, Denton Sites, and many other sites
<b>COMMENTS:</b>	Surrounded by Live / Work / Play Redevelopments off the Historic Downtown Denton Square. Abundant dedicated parking – a very rare opportunity. A Great site with multitudes of options and built in client base with over 200 Apartment units within a 100 yard radius. High Foot and Car Traffic / High Visibility / High Demand Area just south of the Denton Historic Square.
<b>CONTACT:</b>	John Withers, CCIM                      940-320-1200 <a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

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