

FOR LEASE

517 S LOCUST ST, SUITE
DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

This retail property benefits from the area's high traffic counts and foot traffic. The Adagio is in close proximity to the affluent Downtown Denton. There is ample parking for customers and employees.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,502 SF
Building Size:	62,391 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,296	33,800	50,064
Total Population	17,497	85,136	135,196
Average HH Income	\$34,582	\$57,618	\$73,657

KRISTOFER SMITH

940.381.2220

ksmith@v-re.com

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

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,502 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 517	Available	1,502 SF	NNN	\$22.00 SF/yr	-

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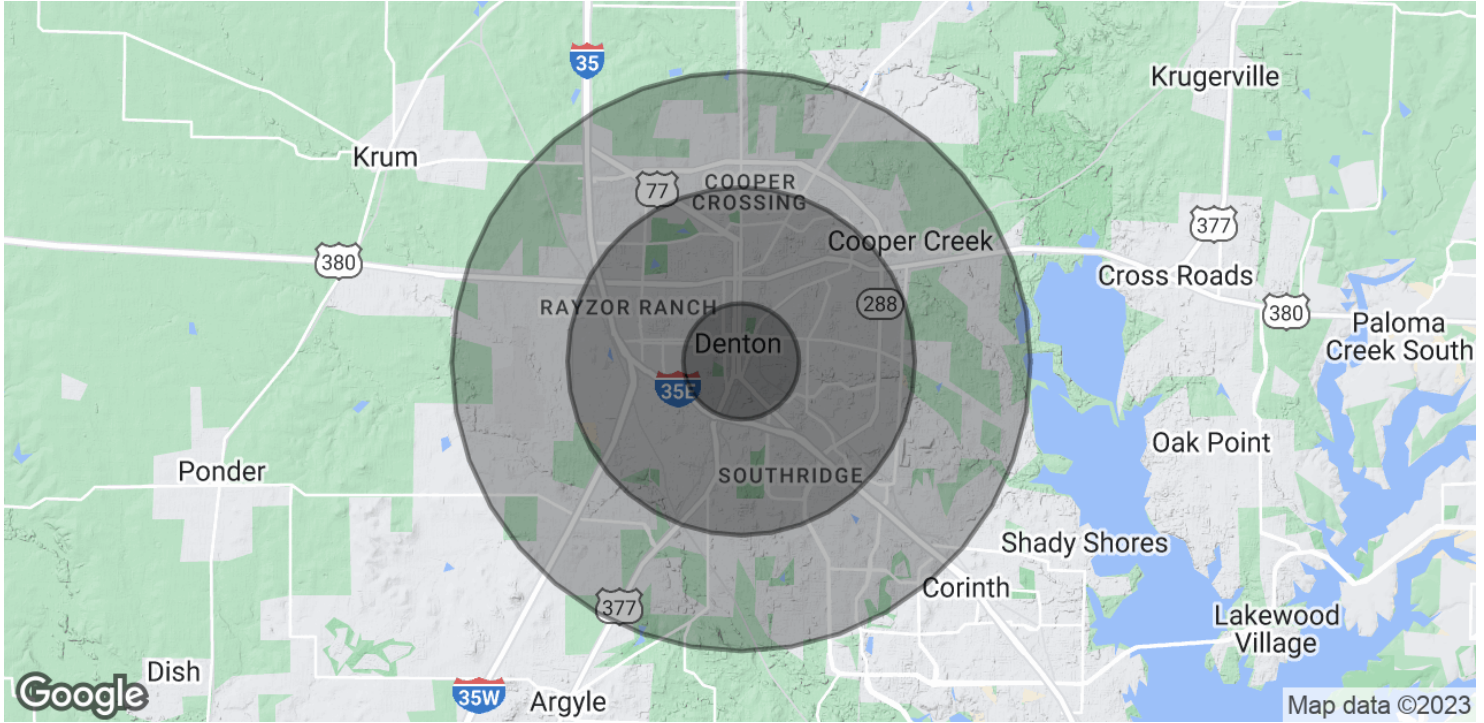
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,497	85,136	135,196
Average Age	25.3	30.2	32.2
Average Age (Male)	25.8	29.1	31.3
Average Age (Female)	25.5	32.9	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,296	33,800	50,064
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$34,582	\$57,618	\$73,657
Average House Value	\$74,053	\$158,597	\$185,171

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Street Address	517 S Locust St, Suite
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Office Building



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