

FOR LEASE

TEASLEY COMMONS

3220 TEASLEY LN., DENTON, TX 76210

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

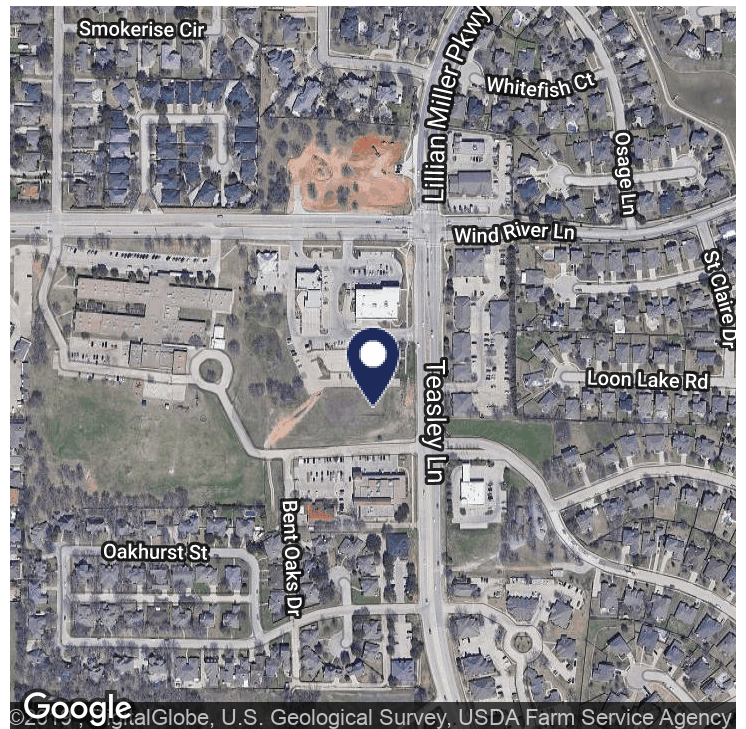
New Retail Strip
Great Co-Tenants
-It's A Burger, Marco's Pizza, Club Pilates,
Sweetwaters Coffee and Tea, Ahir Dental and Lone Star Naturals

LOCATION DESCRIPTION

Surrounded by Rooftops and Schools
High Vehicle Count
Highest Demographics Anywhere in Denton

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 2,556 SF |
| Building Size: | 13,537 SF |



GREG JOHNSON

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

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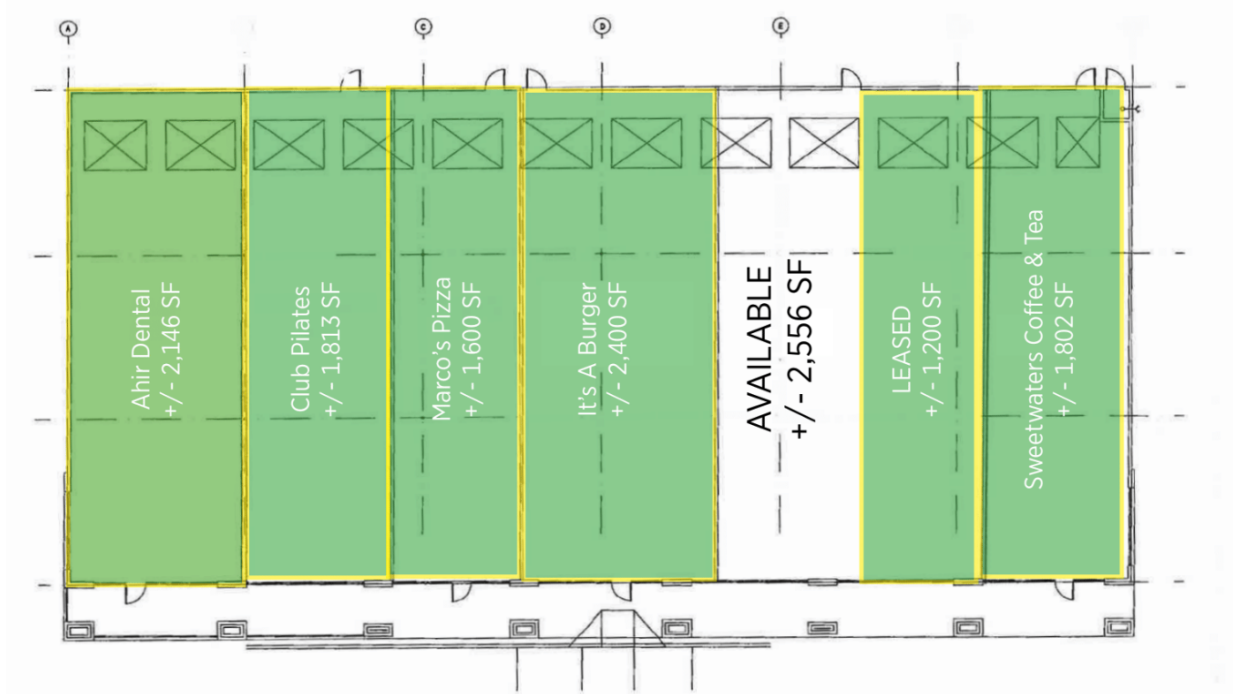
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LEASE TYPE | NNN

TOTAL SPACE | 2,556 SF

LEASE TERM | Negotiable

LEASE RATE | \$25.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|----------------------------|-----------|------------|---------------|---------------------|
| Suite 100 | Ahir Dental | 2,147 SF | NNN | Leased | Prime Dentistry |
| Suite 104 | Club Pilates | 1,813 SF | NNN | Leased | Health and Wellness |
| Suite 108 | Marco's Pizza | 1,600 SF | NNN | Leased | Restaurant |
| Suite 112 | It's-a-Burger | 2,400 SF | NNN | Leased | Restaurant |
| Suite 116 | Available | 2,556 SF | NNN | \$25.00 SF/yr | Shell Space |
| Suite 118 | Right Store | 1,200 SF | NNN | Leased | Health and Wellness |
| Suite 120 | Sweetwaters Coffee and Tea | 1,802 SF | NNN | Leased | Coffee Shop |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 9,432 | 61,290 | 136,269 |
| Median age | 38.5 | 32.2 | 31.1 |
| Median age (Male) | 37.7 | 31.8 | 31.0 |
| Median age (Female) | 37.8 | 32.7 | 31.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,258 | 20,650 | 47,010 |
| # of persons per HH | 2.9 | 3.0 | 2.9 |
| Average HH income | \$95,262 | \$70,656 | \$70,433 |
| Average house value | \$262,440 | \$202,120 | \$205,017 |

* Demographic data derived from 2010 US Census

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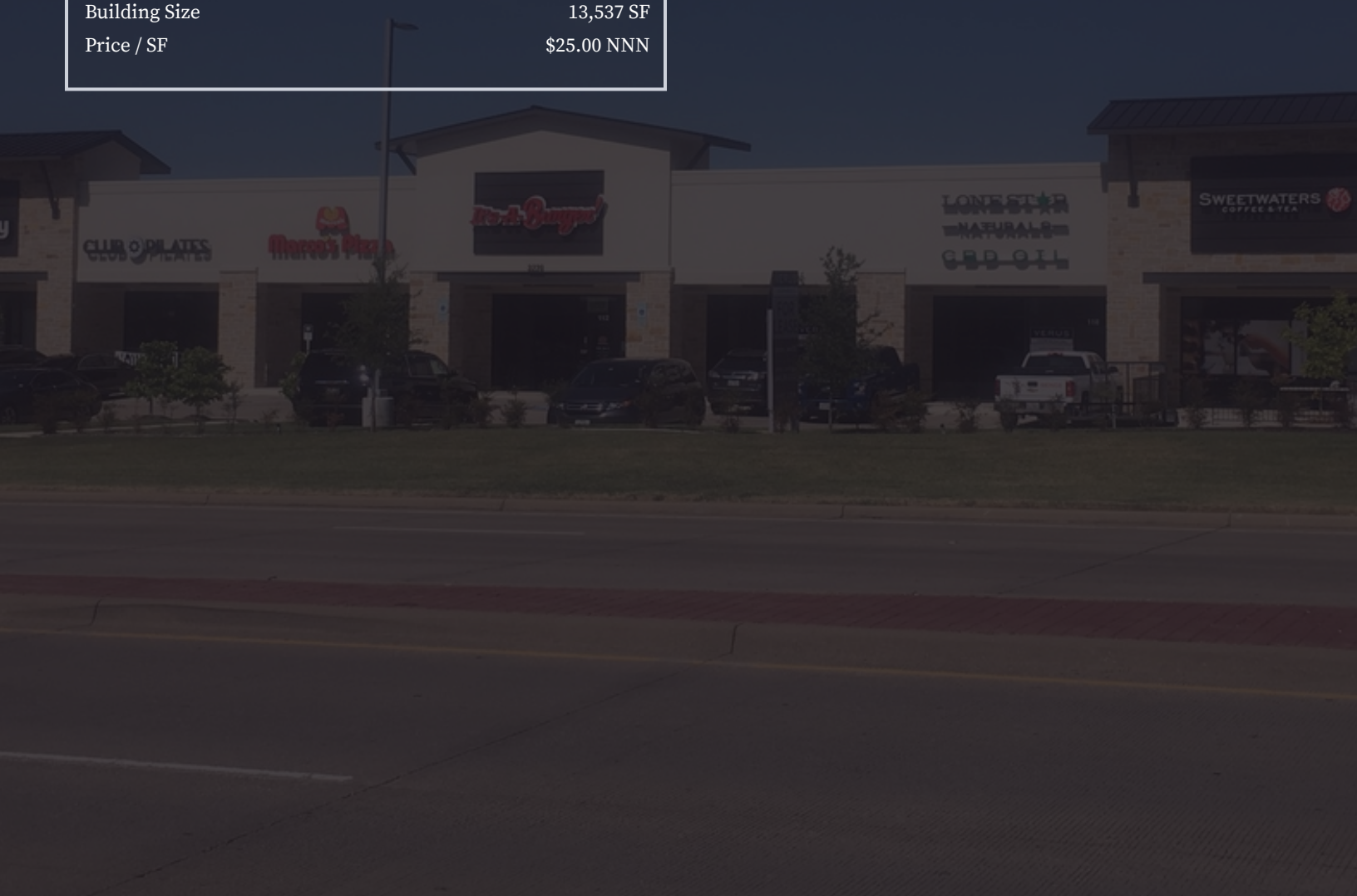
| | |
|------------------|------------------|
| Building Name | Teasley Commons |
| Street Address | 3220 Teasley Ln. |
| City, State, Zip | Denton, TX 76210 |
| County/Township | Denton |

PROPERTY DETAILS

| | |
|------------------|---------------|
| Property Type | Retail |
| Property Subtype | Street Retail |

BUILDING INFORMATION

| | |
|---------------|-------------|
| Building Size | 13,537 SF |
| Price / SF | \$25.00 NNN |



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