



LEASE

University and Carroll Retail

511 W UNIVERSITY DR

Denton, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This prime retail corner is undergoing a complete modern transformation, with eye-catching exterior renovations delivering in Q1 2027. Reimagined with a sleek, multi-tenant design, the center offers excellent visibility and ample parking. Secure your space now!

OFFERING SUMMARY

LEASE RATE:	Call For Rate
AVAILABLE SF:	1,918 - 10,267 SF
BUILDING SIZE:	10,267 SF

BRAD TYNDALL

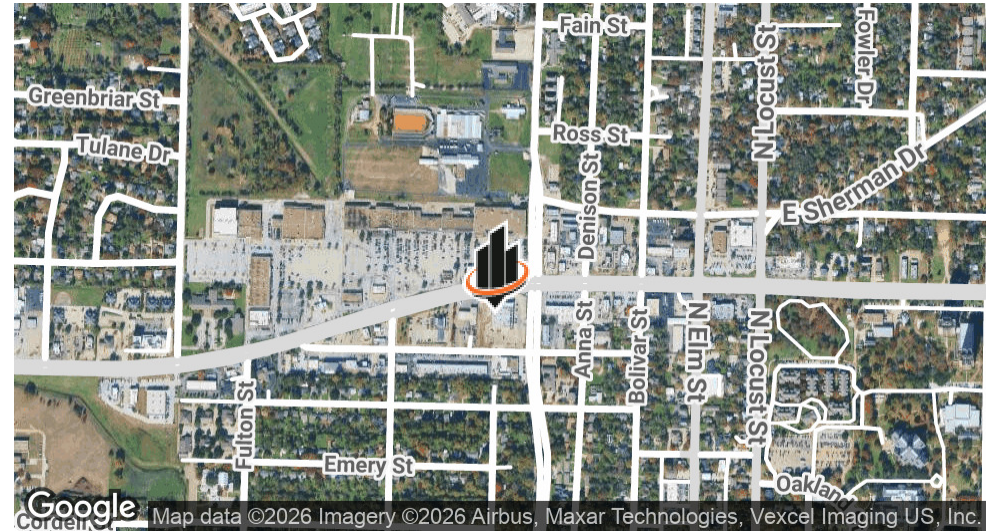
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LOCATION DESCRIPTION

This retail center is located at the corner of two of Denton's main artery roads, University Drive and Carroll Boulevard. With over 33,000 VPD, this location provides excellent visibility and access. This prime location is an excellent opportunity for Restaurant and Retail alike.

PROPERTY HIGHLIGHTS

- Exterior Remodel with Q1 2027 Delivery
- Store Front Glass and Flexible Suite Sizes
- Pole Signage Available
- Ample Parking
- Shell Condition

LEASE SPACES



LEASE INFORMATION

LEASE TYPE: NNN

LEASE TERM: Negotiable

TOTAL SPACE: 1,918 - 9,536 SF

LEASE RATE: Call For Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,918 - 10,267 SF	NNN	Call For Rate	Restaurant/Retail with University Frontage

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RENDERINGS



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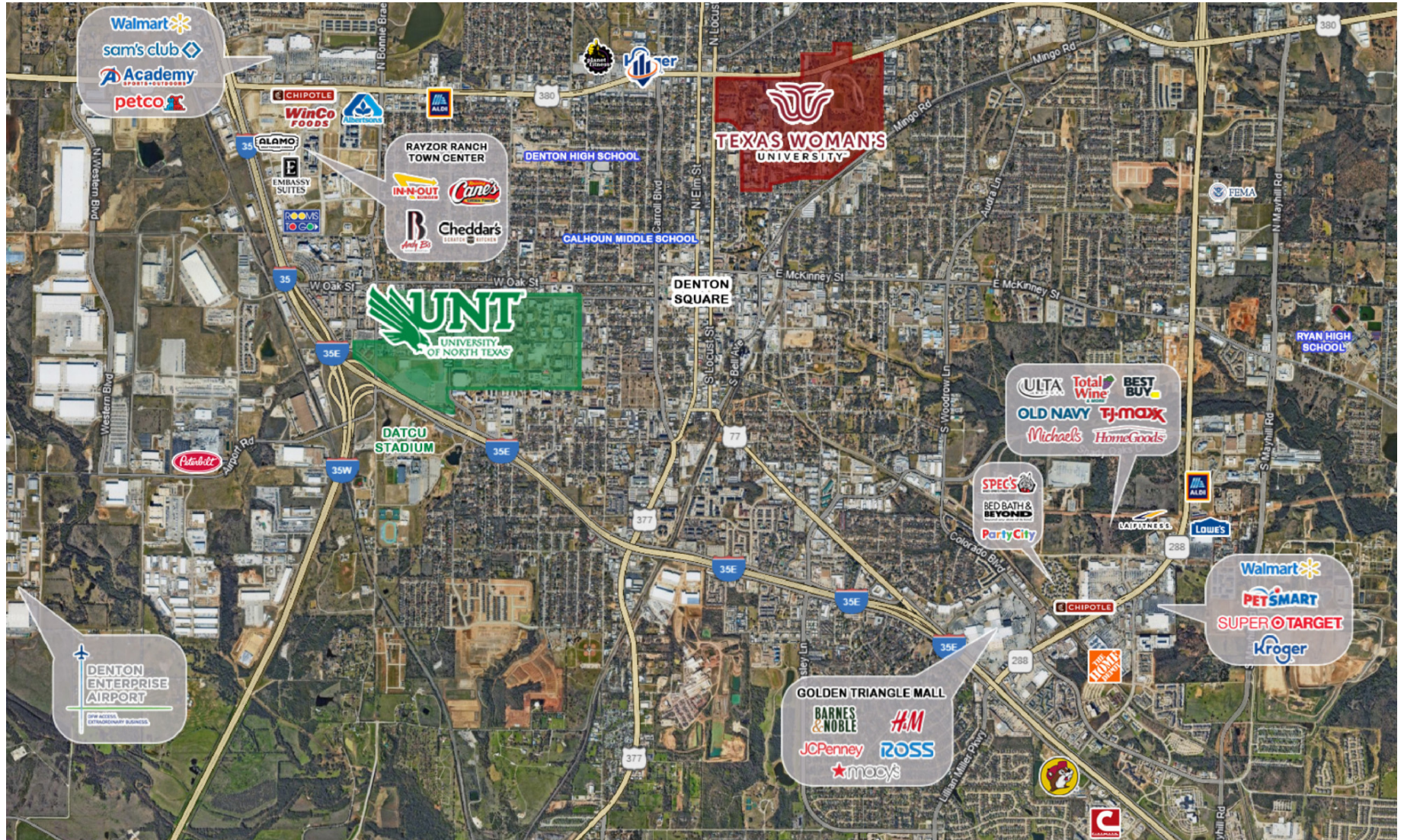
RENDERING



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

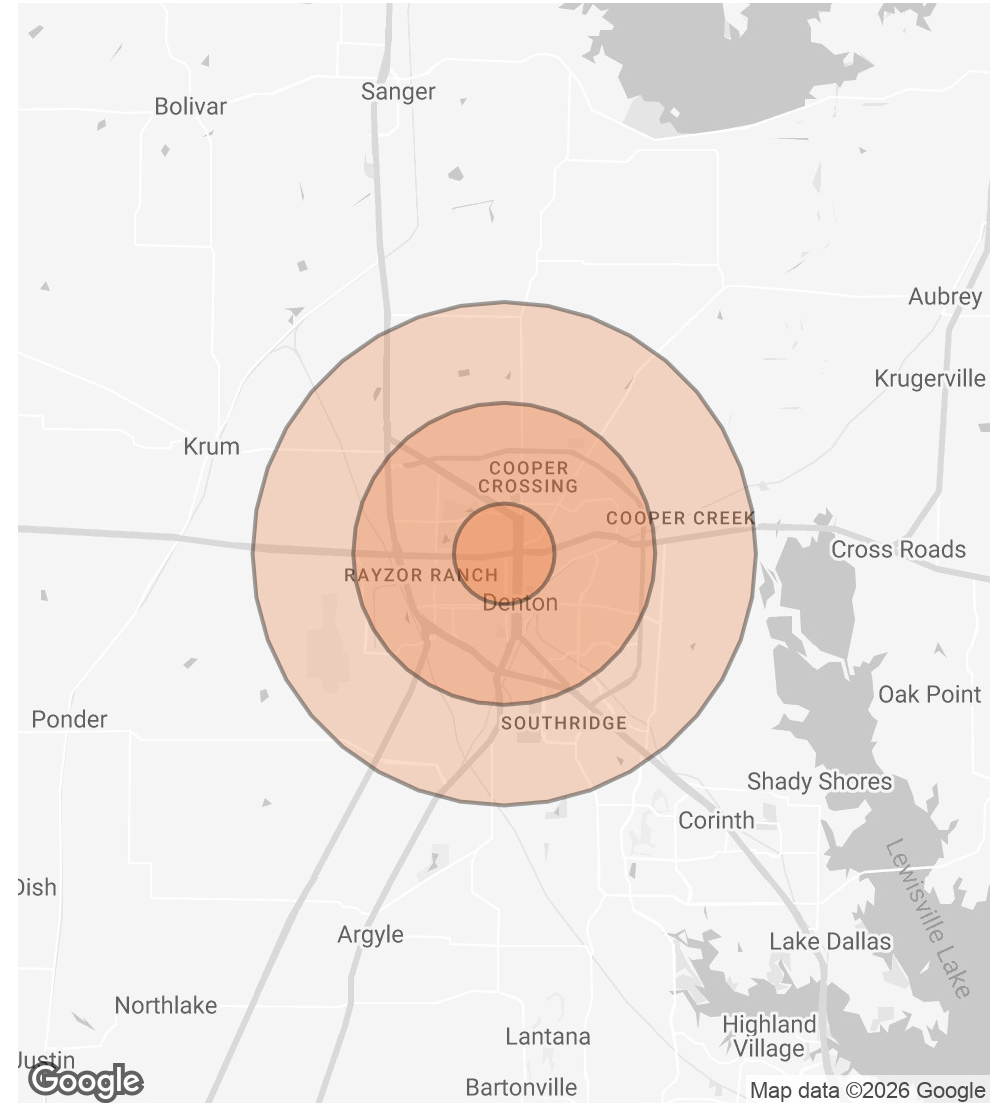
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,105	89,233	130,918
AVERAGE AGE	37	34	35
AVERAGE AGE (MALE)	37	33	34
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,810	36,757	51,832
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$76,394	\$73,923	\$87,602
AVERAGE HOUSE VALUE	\$383,925	\$344,899	\$354,373

2020 American Community Survey (ACS)



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SVN
VERUS COMMERCIAL

The image features an aerial view of a city during the golden hour. In the center is a large, ornate, light-colored stone building with a prominent dark dome and clock tower. The building is surrounded by a green lawn and trees. In the foreground, there is a parking lot with several cars and a street with a traffic light. The background shows a dense urban area with various buildings and trees. The logo consists of three vertical bars of increasing height, with an orange and white swoosh underneath. The text 'SVN' is in a large, white, sans-serif font, and 'VERUS COMMERCIAL' is in a smaller, white, sans-serif font below it.