

FOR LEASE

FIRST STATE BANK

400 W OAK ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Class A Office space within a walkable distance of the downtown square.

Located on the corner of West Oak and Carroll.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Ample Parking
- Walking distance from Downtown

OFFERING SUMMARY

Lease Rate:	\$500.00 - 550.00 per month (Full Service)
Available SF:	123 - 221 SF
Lot Size:	
Building Size:	31,398 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,214	15,153	26,376
Total Population	13,885	43,710	72,329
Average HH Income	\$34,699	\$41,590	\$50,444

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

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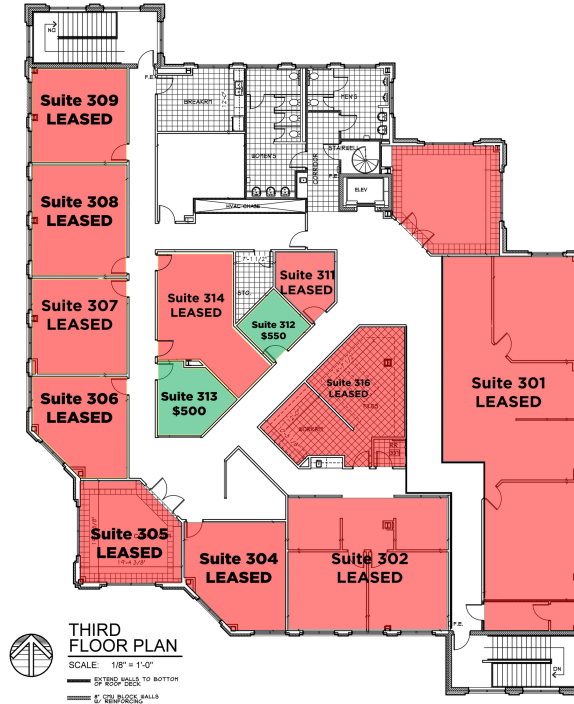
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LEASE TYPE | Full Service

TOTAL SPACE | 123 - 221 SF

LEASE TERM | Negotiable

LEASE RATE | \$500.00 - \$550.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 312	Available	123 SF	Full Service	\$550 per month	-
Ste 313	Available	221 SF	Full Service	\$500 per month	-

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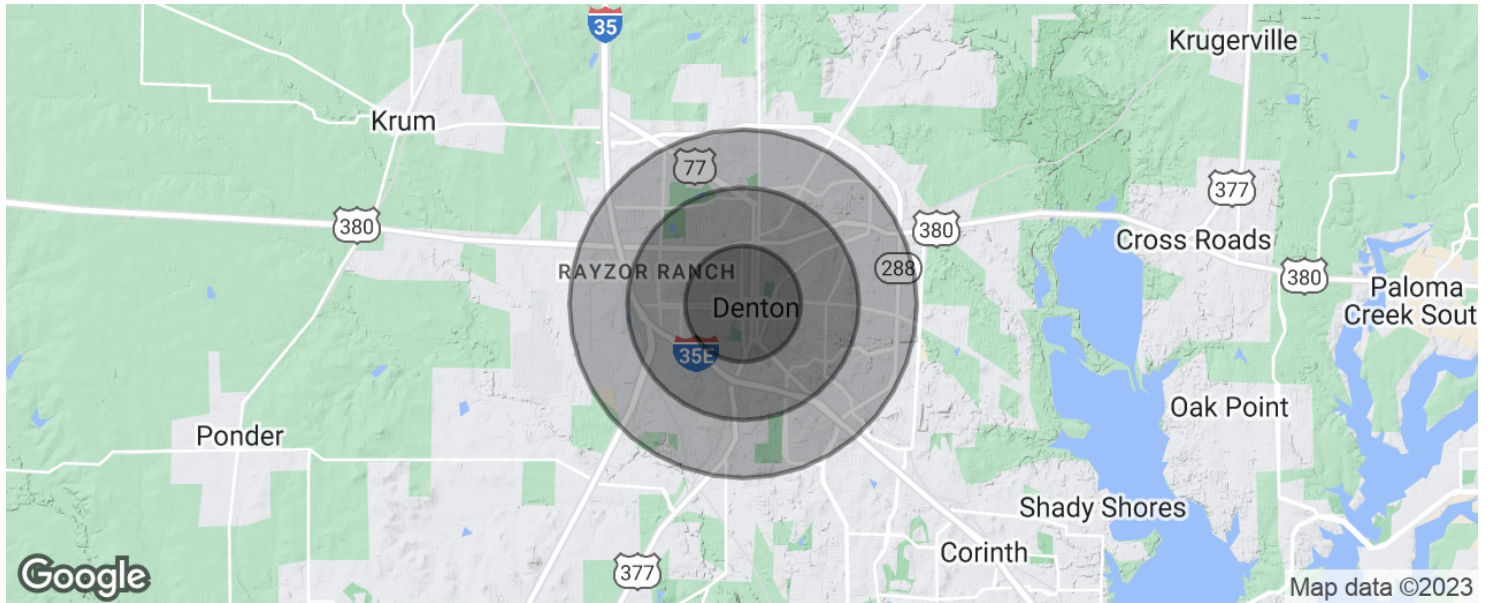
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	13,885	43,710	72,329
Median age	23.8	26.2	28.8
Median age (Male)	24.8	26.5	28.6
Median age (Female)	23.8	26.9	29.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,214	15,153	26,376
# of persons per HH	2.7	2.9	2.7
Average HH income	\$34,699	\$41,590	\$50,444
Average house value	\$107,162	\$125,462	\$135,052

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Building Name	First State Bank
Street Address	400 W Oak St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Downtown

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	MD
Corner Property	Yes

BUILDING INFORMATION

Building Size	31,398 SF
Price / SF	\$500.00 - 550.00 per month
Building Class	A
Load Factor	Yes
Free Standing	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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