

DENTON CROSSING WEST & EAST

DENTON, TX | 1400-1800 SOUTH LOOP 288



GLA: 343,338

LEASE RATES: PLEASE CALL FOR DETAILS

NNN: \$7.71 PSF [WEST]
\$11.78 PSF [EAST]

NOW OPEN:

COMING SOON: Bath & Body Works®

DENTON CROSSING WEST & EAST RETAILERS:

AVAILABILITY:

[WEST]

Unit 30: 3,732 SF [former AAA – can be a restaurant space with patio]

[EAST]

Unit 4: 1,990 SF [former H&R Block]
Unit 11: 1,500 SF [former CBD Plus USA]
Unit 13: 1,195 SF [former Fantasy Nails]

VISITOR | CENTER METRICS:

Total Visits: 7.1M
Visitor Frequency*: 11.59

12 month trailing from March 2022–February 2023

*Number of monthly visits per individual customer

sourced by Placer

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Total Population	5,933	82,033	166,560
2024 Total Households	2,562	32,284	63,540
2024 Daytime Population	13,600	89,024	165,731
2024 Average HH Income	\$57,940	\$97,472	\$103,949

TRAFFIC COUNTS:

I-35E: 115,557 VPD
Loop 288: 34,283 VPD
Brinker: 7,262 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER

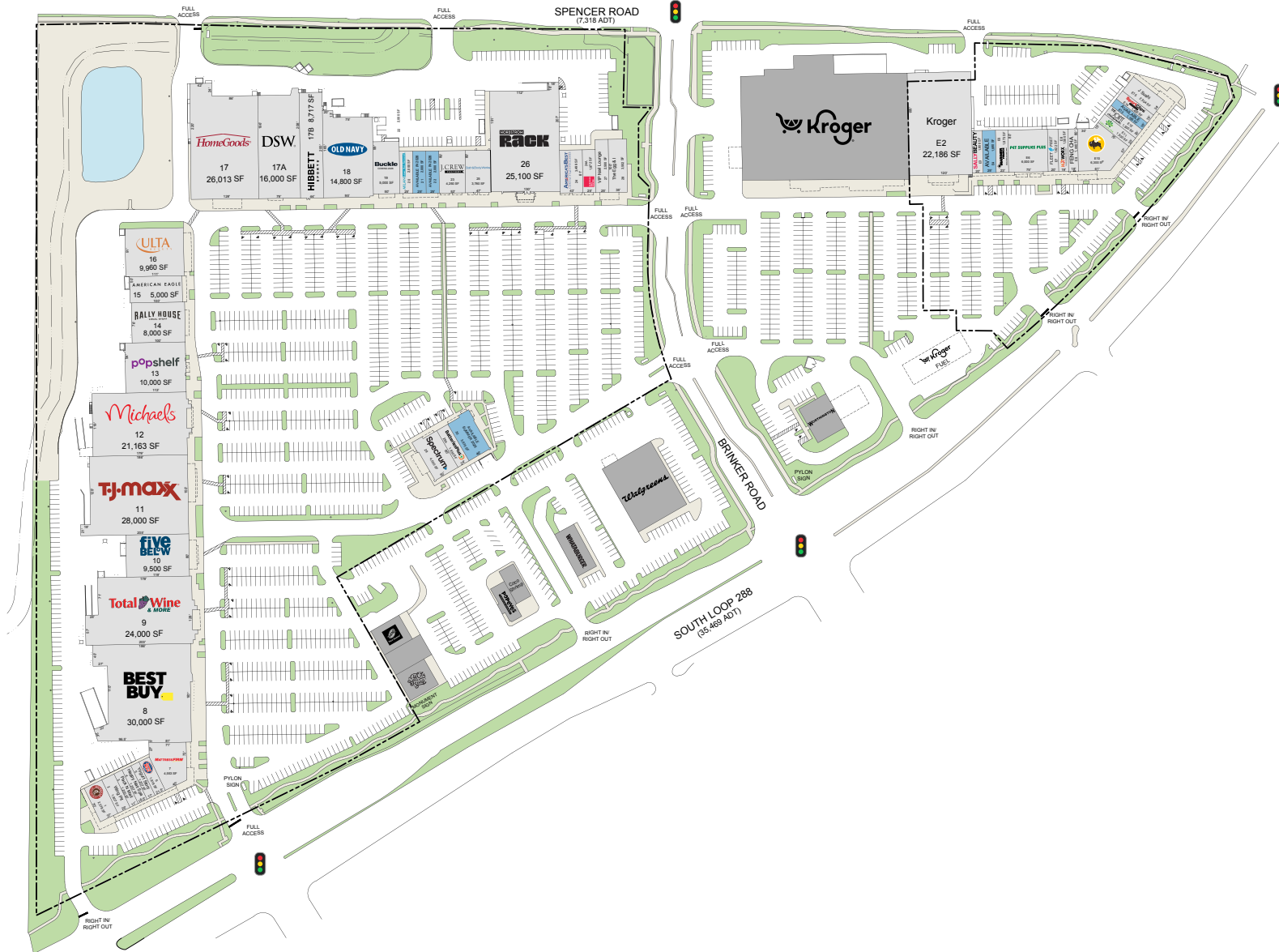
214.572.8457
tbeckner@theretailconnection.net

DAVID LEVINSON

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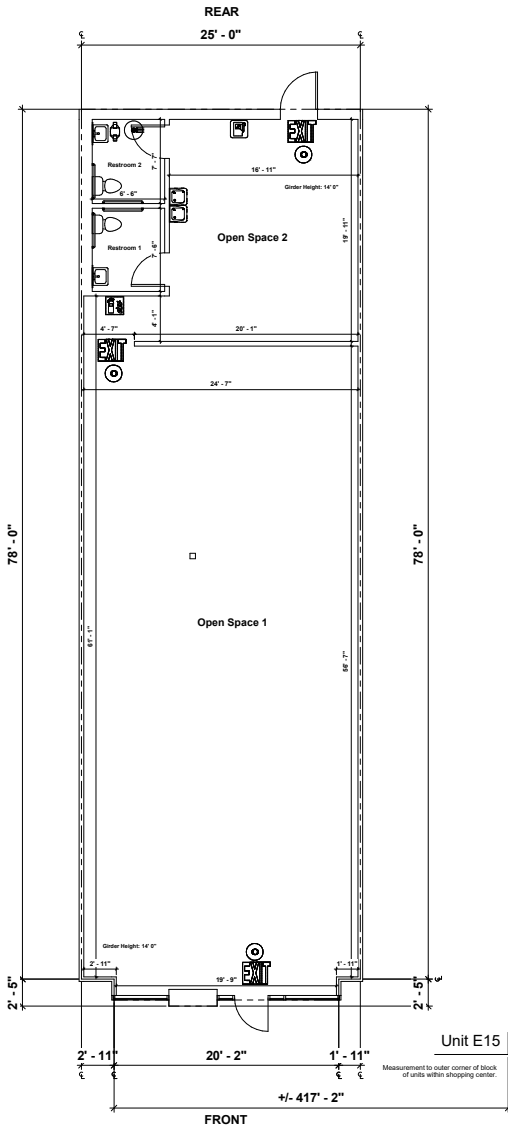
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UNIT E4
1,990 SF

- Legend:**
- Door
 - Toilet
 - Restroom Sink
 - Water Fountain
 - Breaker Panel
 - Emergency Light
 - Exit
 - Fire Extinguisher
 - Water Heater
 - Sub Water Meter
 - Assumed Lease Line



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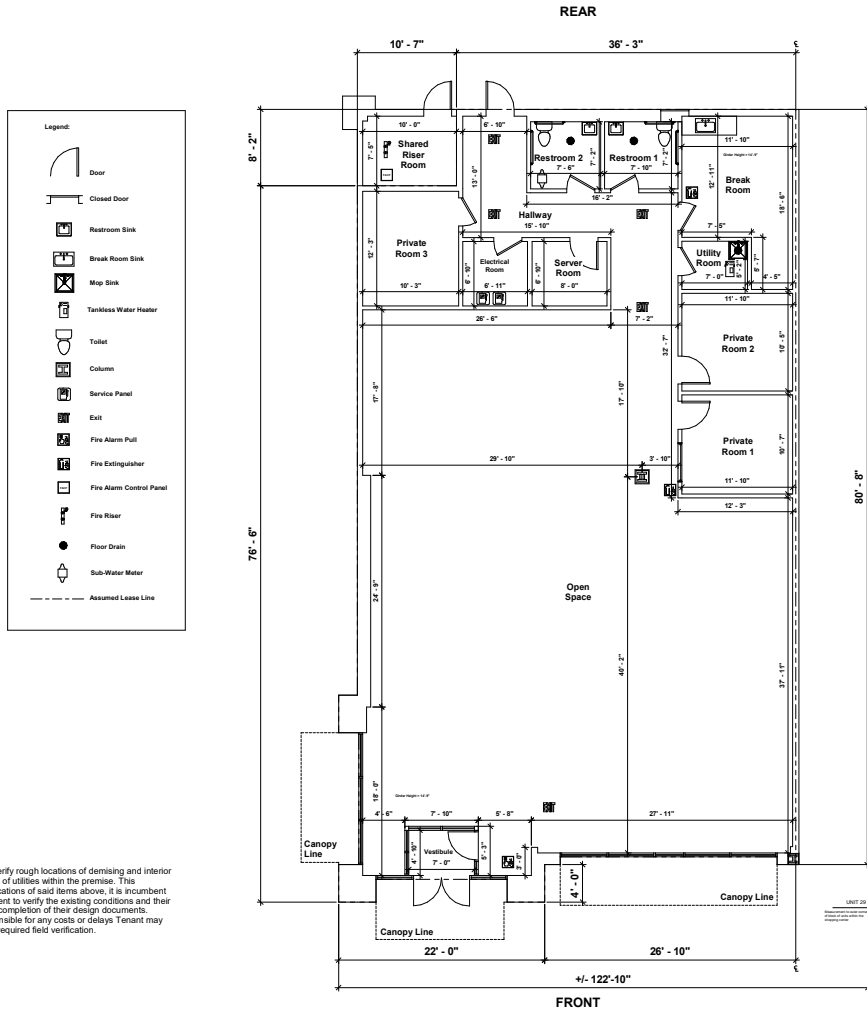
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UNIT W30
3,732 SF



Verify rough locations of demising and interior
of utilities within the premise. This
cautions of said items above. It is incumbent
to verify the existing conditions and their
completion of their design documents.
responsible for any costs or delays. Tenant may
required field verification.



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