

A FAMILY CHIROPRACTIC

LEASE

400 N Loop 288

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Denton, TX 76209

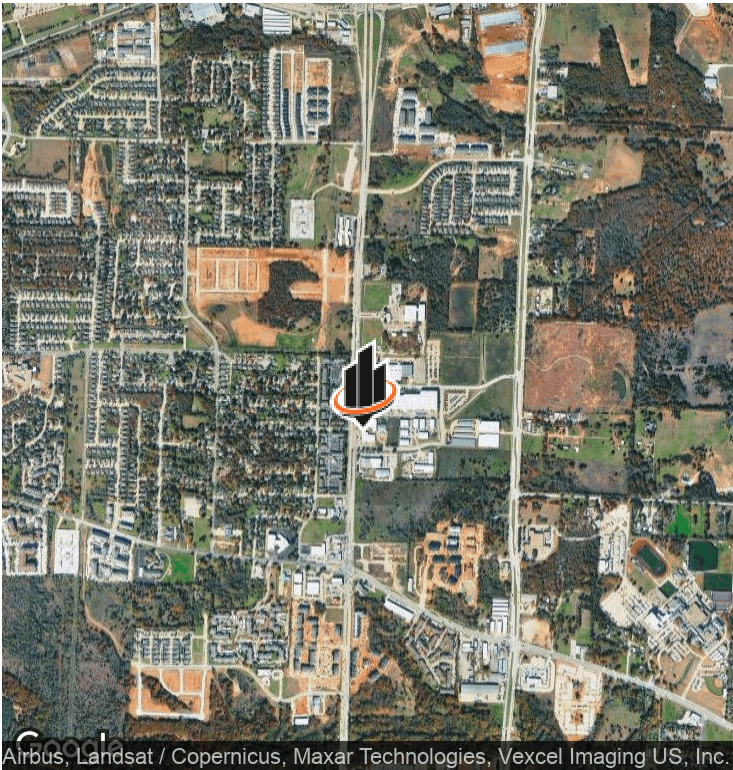
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (NNN)
NUMBER OF UNITS:	11
AVAILABLE SF:	2,400 SF
LOT SIZE:	47,557 SF
BUILDING SIZE:	18,100 SF

PROPERTY DESCRIPTION

Former chiropractor space with a versatile layout suitable for a variety of uses. The space features one large open room, a reception/storage area, 6 private offices, a storage/electrical room, and two bathrooms. Flexible with use type and lease terms, with signage available above the suite and monument signage for added visibility.

PROPERTY HIGHLIGHTS

- Second-generation chiropractic space
- One large open room
- Reception/storage area
- 6 private offices
- Storage/electrical room
- 2 bathrooms
- Flexible for different retail/ office uses

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ADDITIONAL PHOTOS



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LOCATION MAP



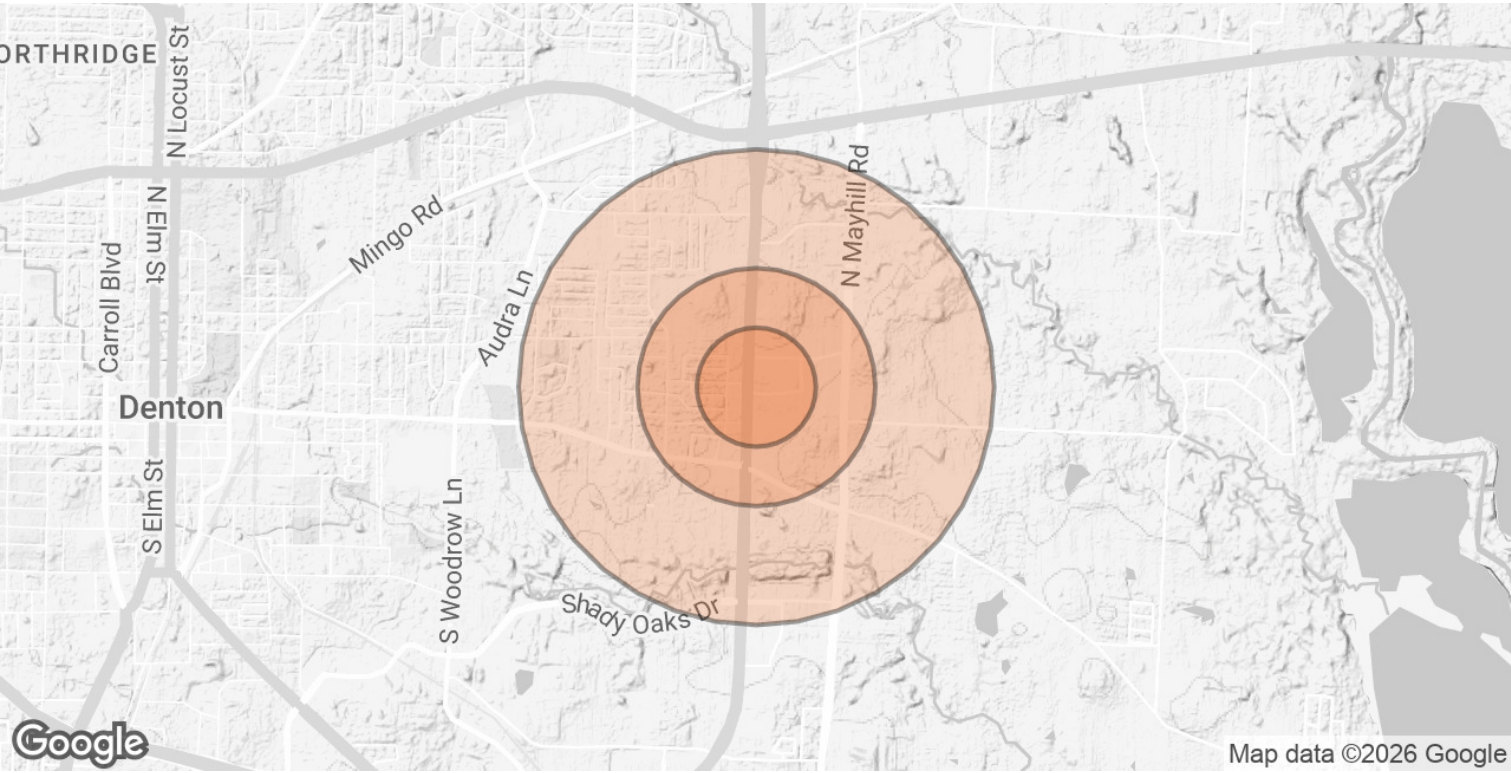
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	451	2,126	8,281
AVERAGE AGE	30.8	29.3	30.0
AVERAGE AGE (MALE)	28.6	25.5	25.8
AVERAGE AGE (FEMALE)	31.0	30.9	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	161	746	2,925
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$69,157	\$64,566	\$67,028
AVERAGE HOUSE VALUE	\$228,400	\$227,676	\$205,320

2023 American Community Survey (ACS)

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CONTACT



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