


tbwinds


Namaste Denton
INDIAN KITCHEN & BAR

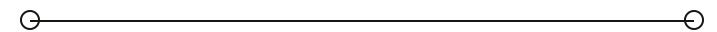
LAYALINA
Mediterranean Restaurant & lounge

SALE

222 West Hickory Street

222 WEST HICKORY STREET

Denton, TX 76201



PRESENTED BY:

KRIS SMITH

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject property is a 100% NNN leased retail building. This is a unique opportunity to acquire a property in highly desirable Downtown Denton with a solid three tenant mix. This fully stabilized property also offers a buyer upside with rent escalations in place.

OFFERING SUMMARY

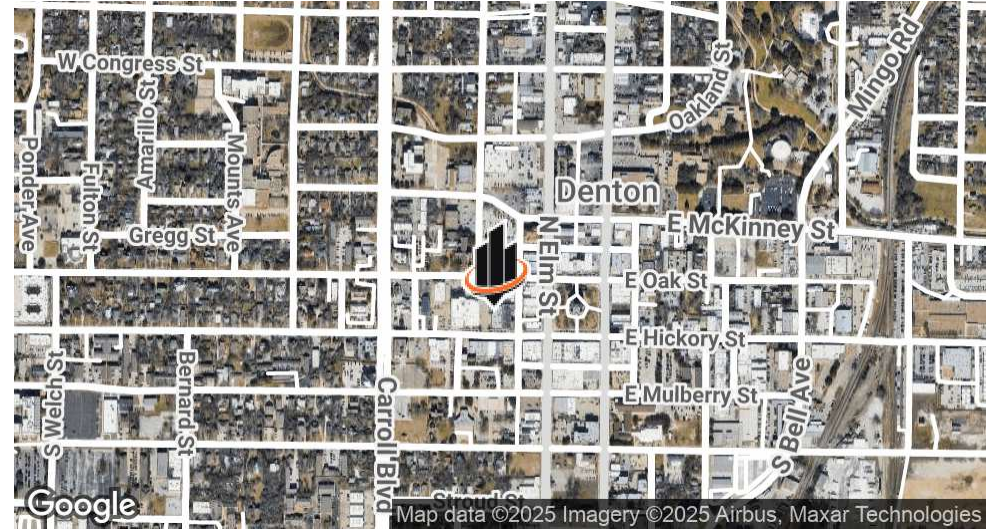
SALE PRICE:	\$1,900,000
BUILDING SIZE:	9,133 SF
NOI:	\$138,740.00
CAP RATE:	7.3%

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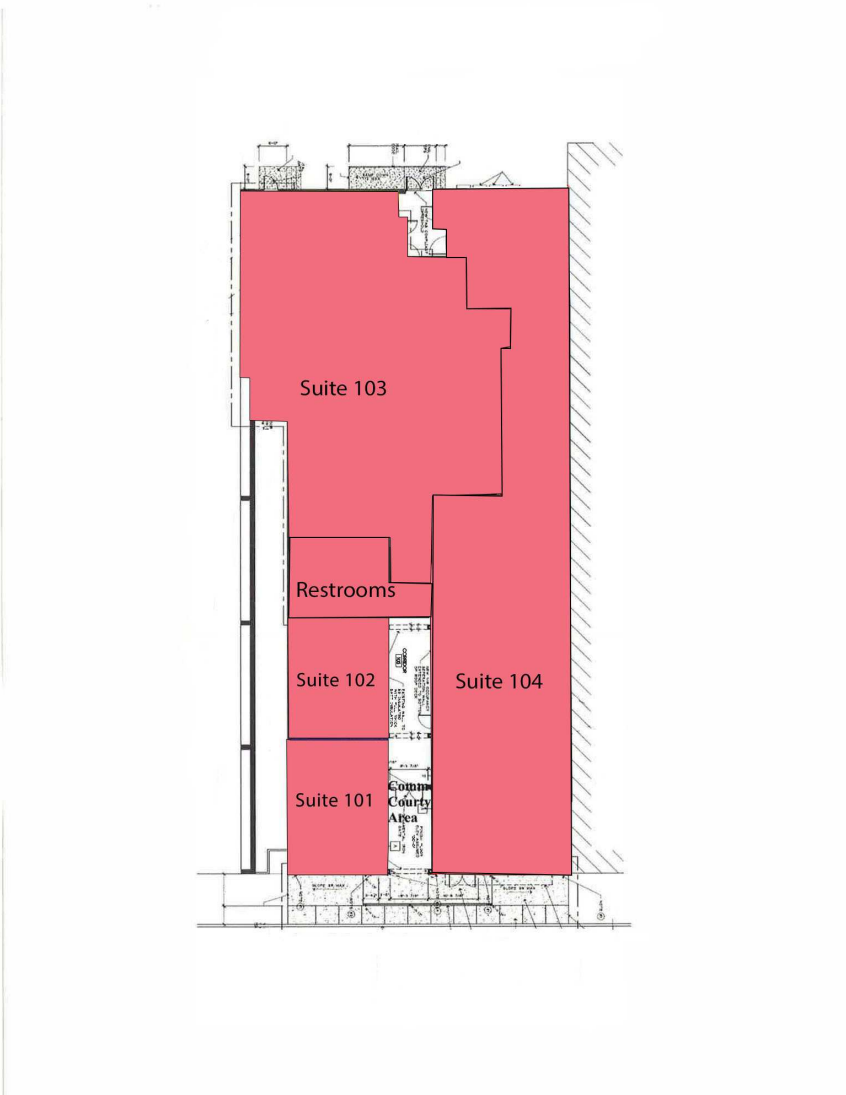
222 WEST HICKORY STREET | Denton, TX 76201



LOCATION DESCRIPTION

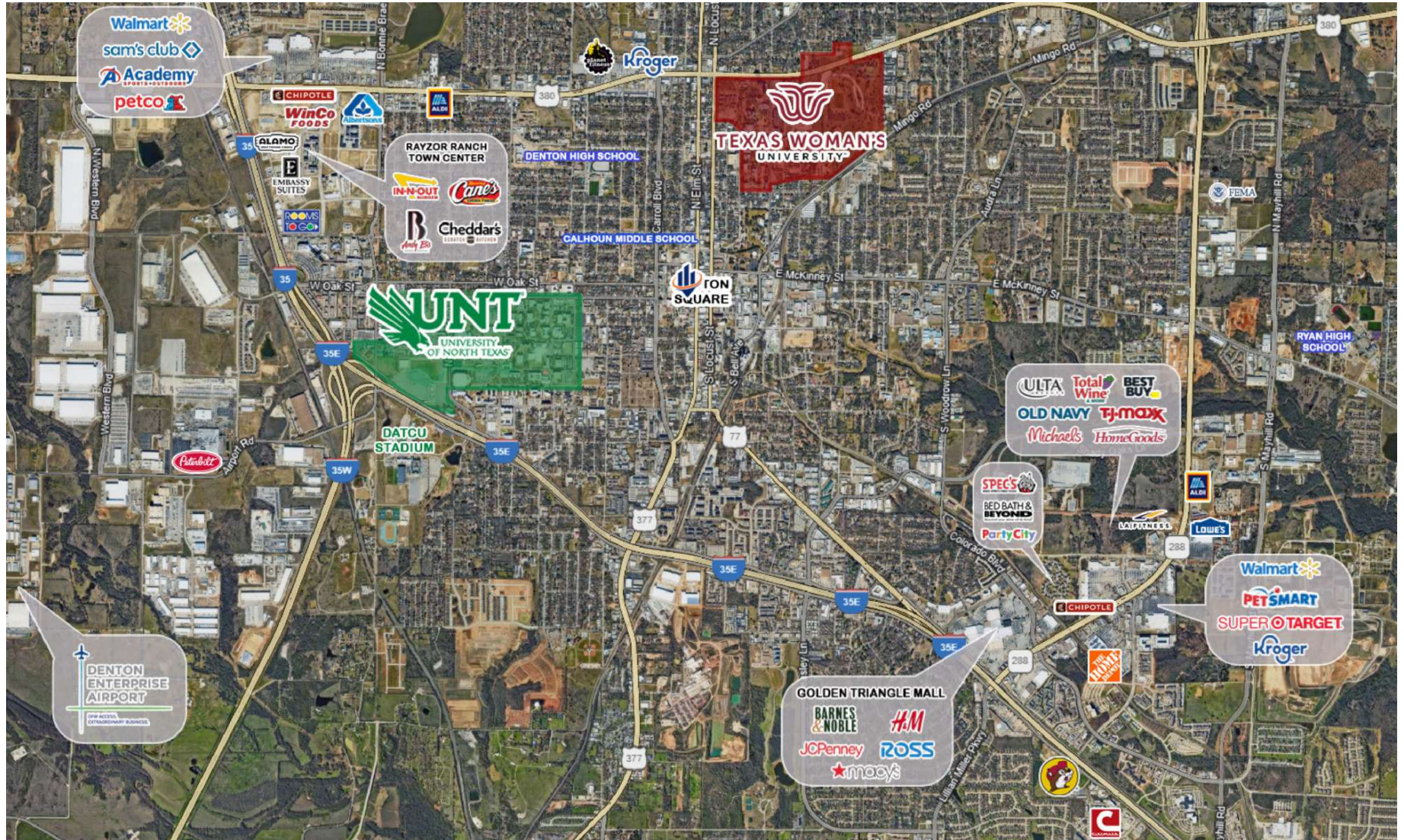
This subject property is located off Hickory St in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

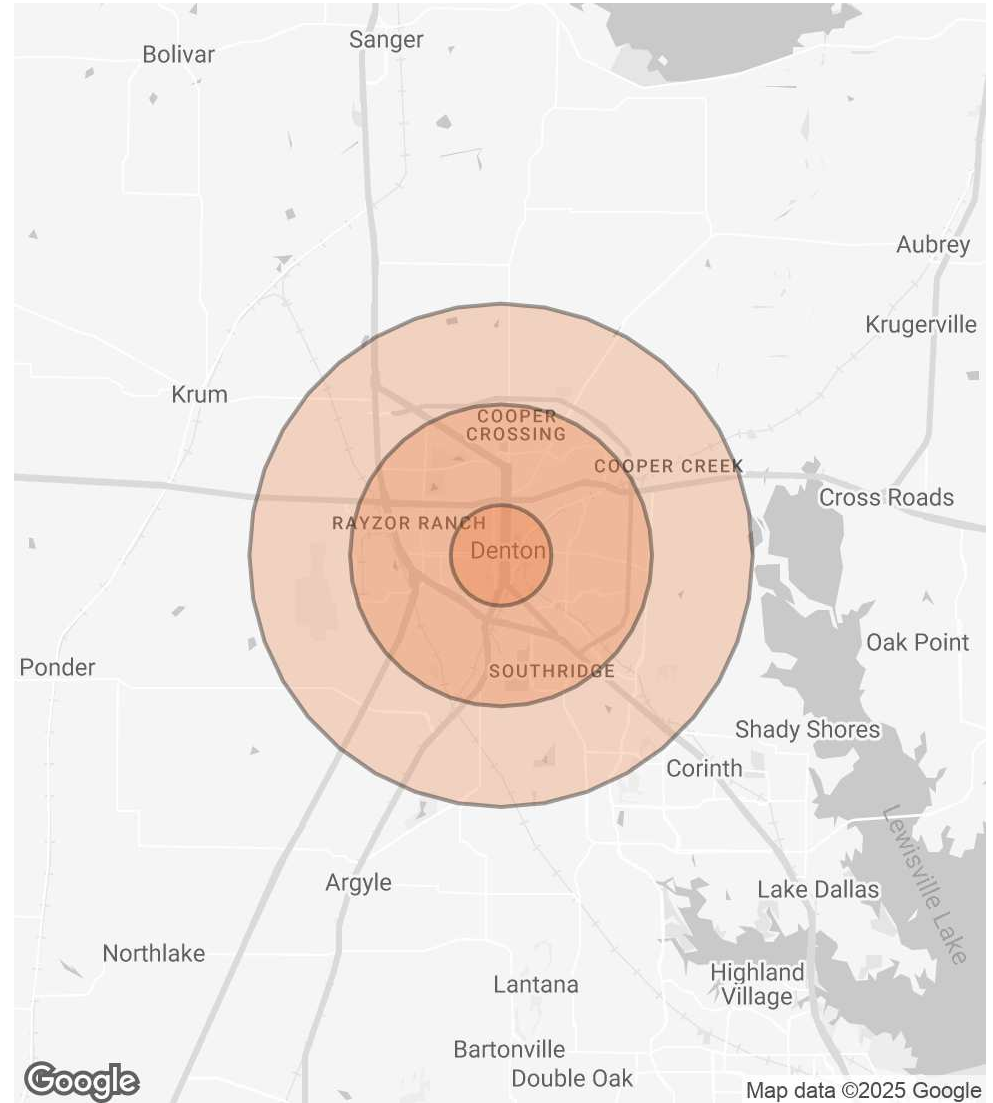
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,586	93,944	137,331
AVERAGE AGE	30	34	35
AVERAGE AGE (MALE)	31	34	34
AVERAGE AGE (FEMALE)	30	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,417	38,788	53,845
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$53,418	\$74,411	\$90,155
AVERAGE HOUSE VALUE	\$333,835	\$353,784	\$358,561

Demographics data derived from AlphaMap



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MEET THE TEAM



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