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FOR LEASE

2nd Gen Restaurant at UNT Entertainment Hub

119 AVENUE A

Denton, TX 76201



PRESENTED BY:

MASON SHANAHAN

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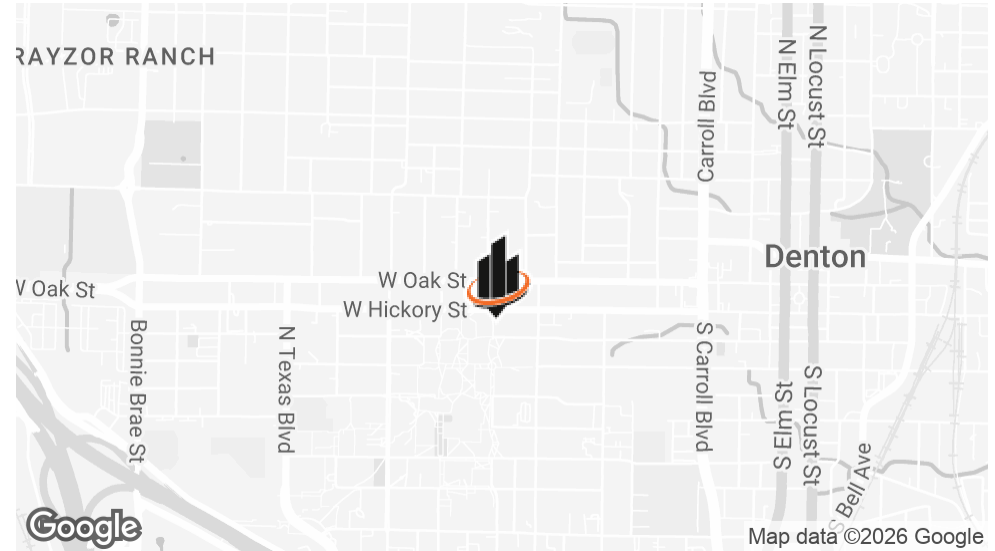
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant in great shape
- In the Heart of UNT Restaurant and Bar District
- Move In Ready

OFFERING SUMMARY

LEASE RATE:	\$32 SF/yr (NNN)
AVAILABLE SF:	1,600 SF

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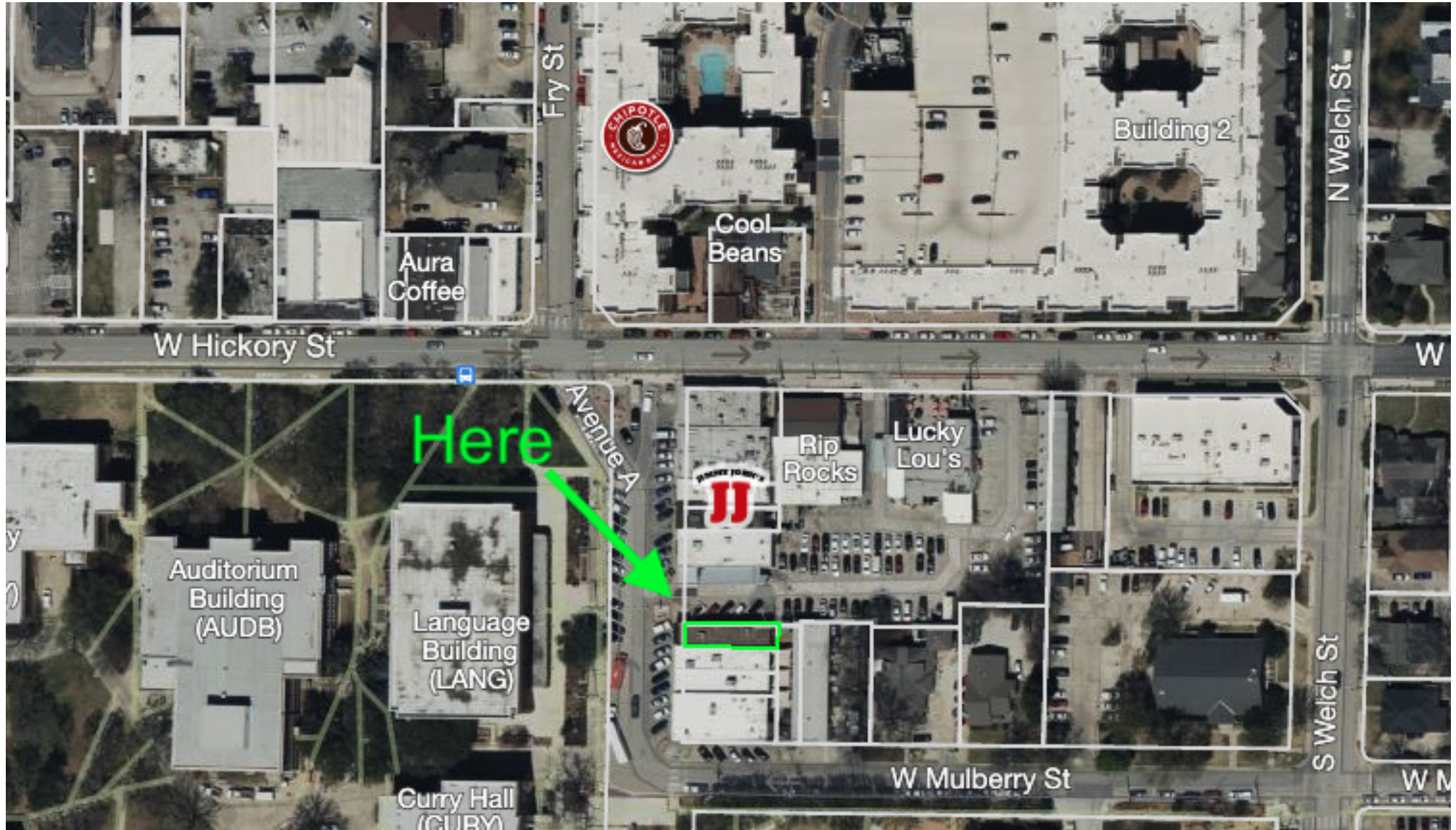
PROPERTY DESCRIPTION

1,600 sq. ft. second-generation restaurant space available for lease in a prime Denton location. Existing infrastructure is in place — including hood systems and commercial kitchen buildout — Ideal for an independent restaurant, fast casual concept, café, or food & beverage operator looking to enter the Denton market with a ready-to-operate space.

LOCATION DESCRIPTION

Located in the heart of Denton's Historic Fry Street District, this property sits directly across from the University of North Texas — offering excellent visibility and a built-in customer base from the surrounding university community. The Fry Street District has long been a hub for dining, entertainment, and local culture, drawing a loyal mix of students, faculty, and Denton residents year-round. With over 45,000 enrolled students at UNT just steps away, the demand for quality food and beverage options in this corridor remains consistently strong.

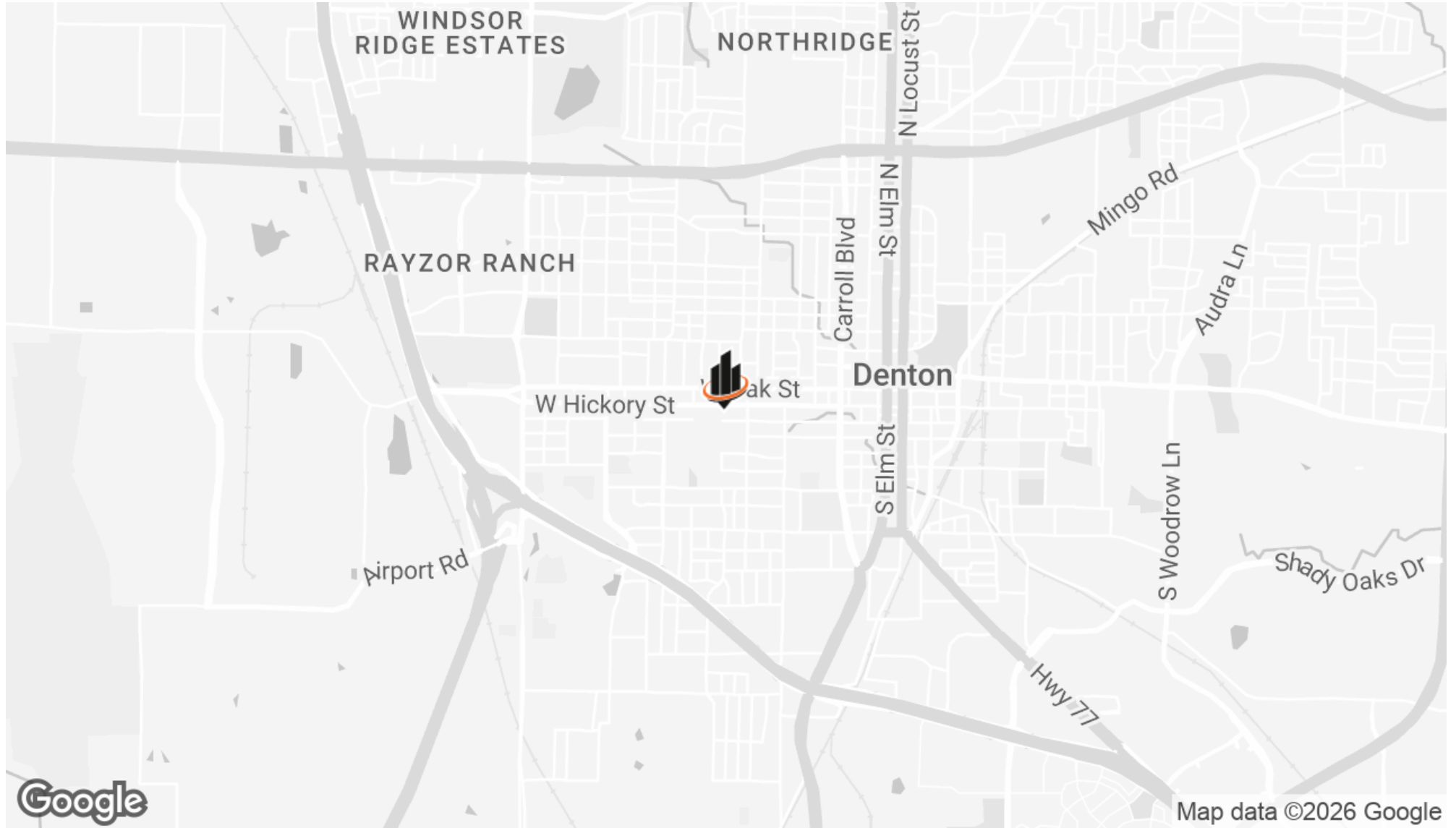
AERIAL PHOTO



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LOCATION MAP



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MEET THE TEAM



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SVN
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. A large, stylized logo is overlaid on the image, consisting of three vertical bars of increasing height on the left, followed by the letters 'SVN' in a bold, white, sans-serif font. Below the logo, the words 'VERUS COMMERCIAL' are written in a smaller, white, sans-serif font. The background shows a mix of urban architecture and lush green trees under a clear sky.