

FOR LEASE

OAKLAND TWU RETAIL SPACE

1421 OAKLAND ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Retail or office space available in a high foot traffic endcap adjacent to Texas Woman's University.

PROPERTY HIGHLIGHTS

- High Foot Traffic
- Highly visible endcap
- Parking available
- New floors and paint

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,482 SF
Building Size:	1,482 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,098	17,207	21,864
Total Population	9,082	35,898	46,079
Average HH Income	\$40,903	\$56,835	\$63,358

KRISTOFER SMITH

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GREG JOHNSON

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

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,482 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1421 Oakland St	Available	1,482 SF	NNN	\$15.00 SF/yr	-

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LOCATION INFORMATION

Building Name	Oakland TWU Retail Space
Street Address	1421 Oakland St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Central Denton

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	MN
Lot Size	1,815 SF
Corner Property	Yes
Waterfront	Yes

BUILDING INFORMATION

Building Size	1,482 SF
Price / SF	\$15.00 sf/yr
Year Built	1936
Number Of Floors	1

PARKING & TRANSPORTATION

Street Parking	Yes
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