

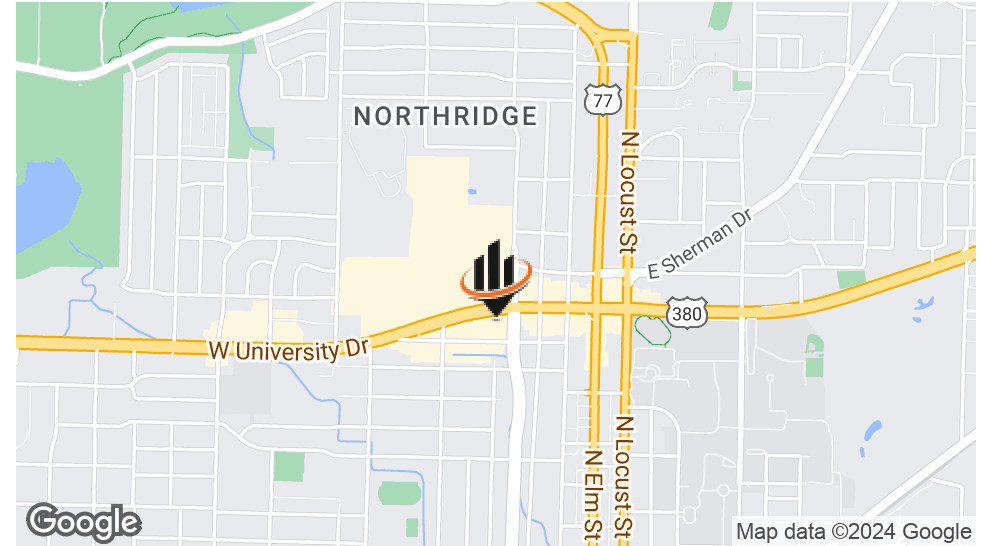


# UNIVERSITY AND CARROLL RETAIL

511 W UNIVERSITY DR  
DENTON, TX 76201

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Call For Rate
Building Size:	10,267 SF
Available SF:	1,918 - 2,809 SF

## PROPERTY OVERVIEW

This newly remodeled Retail Center will deliver Q2 2024. The center will be completely updated with eye catching exterior finishes. The property has ample parking and excellent visibility. The new multi-tenant design will be a major upgrade to this prime retail corner.

## LOCATION OVERVIEW

This retail center is located at the corner of two of Denton's main artery roads, University Drive and Carroll Boulevard. With over 32,000 VPD, this location provides excellent visibility and access. This prime location is an excellent opportunity for Restaurant and Retail alike.

# Lease Spaces



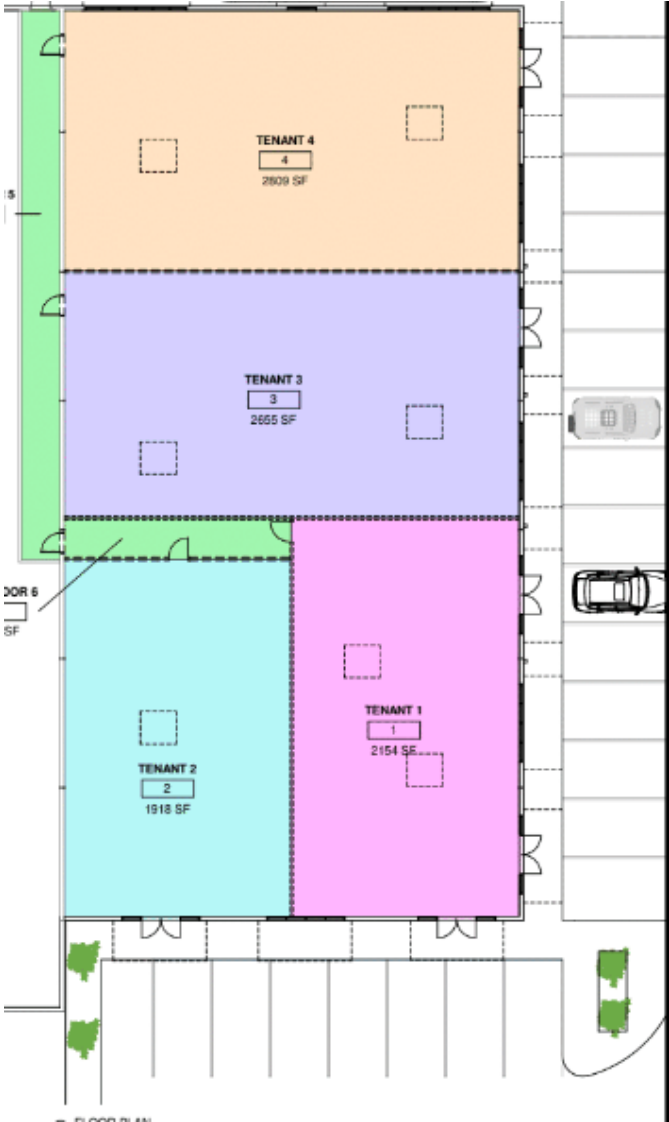
## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
 Total Space: 1,918 - 2,809 SF      Lease Rate: Call For Rate

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,918 SF	NNN	Call For Rate	Restaurant/Retail with University Frontage
Suite 200	Available	2,154 SF	NNN	Call for Rate	Restaurant/Retail with University Frontage
Suite 300	Available	2,655 SF	NNN	Call for Rate	Restaurant/Retail
Suite 400	Available	2,809 SF	NNN	Call for Rate	Restaurant/Retail

# Concept Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos



# Location Map

