



PROPERTY SUMMARY

PROPERTY:	Aubrey Retail Center		
LOCATION:	5315 US HWY 377, Aubrey TX 76227 Just south of Downtown Aubrey		
POTENTIAL USE:	Commercial / General Retail / Office / Restaurant		
AVAILABILITY:	<u>Building 1</u> <u>Suite A</u> – 2,000 SF – Move in ready space. Former Insurance Agency, Private office and private restroom. <u>Suite B</u> – 2,000 SF – Move in ready space. Large waiting room, two large classrooms/offices/training rooms. Two private restrooms <u>Building 2</u> <u>Suite D</u> - 1,573 SF – Space to be finished to white box condition.		
PARKING:	Abundant on-site Parking		
UTILITIES:	Tenants Expense – All existing to the site		
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.		
RATE:	\$18.00 / SF + NNN (\$6.50/SF)		
TERMS:	Negotiable		
TI:	Negotiable		
COMMENTS:	Take advantage of this location with prime exposure on HWY 377 in rapidly growing Aubrey, TX. Smaller suites available or large option. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.		
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