



RETAIL / OFFICE SPACE

◇
204 E PRAIRIE

◇
DENTON, TEXAS



FOR LEASE

-DOWNTOWN LOCATION –RIGHT OFF BELL.

-Great For Professional User

-Free Standing Brick Building

-Entry Area, Several Offices, and Opens up in the Back

-1 OHD on the side



2009 DEMOGRAPHICS REPORT

DISTANCE	POPULATION	MEDIAN HH INCOME
1 MILE	10,158	\$35,362
3 MILE	79,300	\$65,157
5 MILE	124,161	\$68,199

PRESENTED BY:

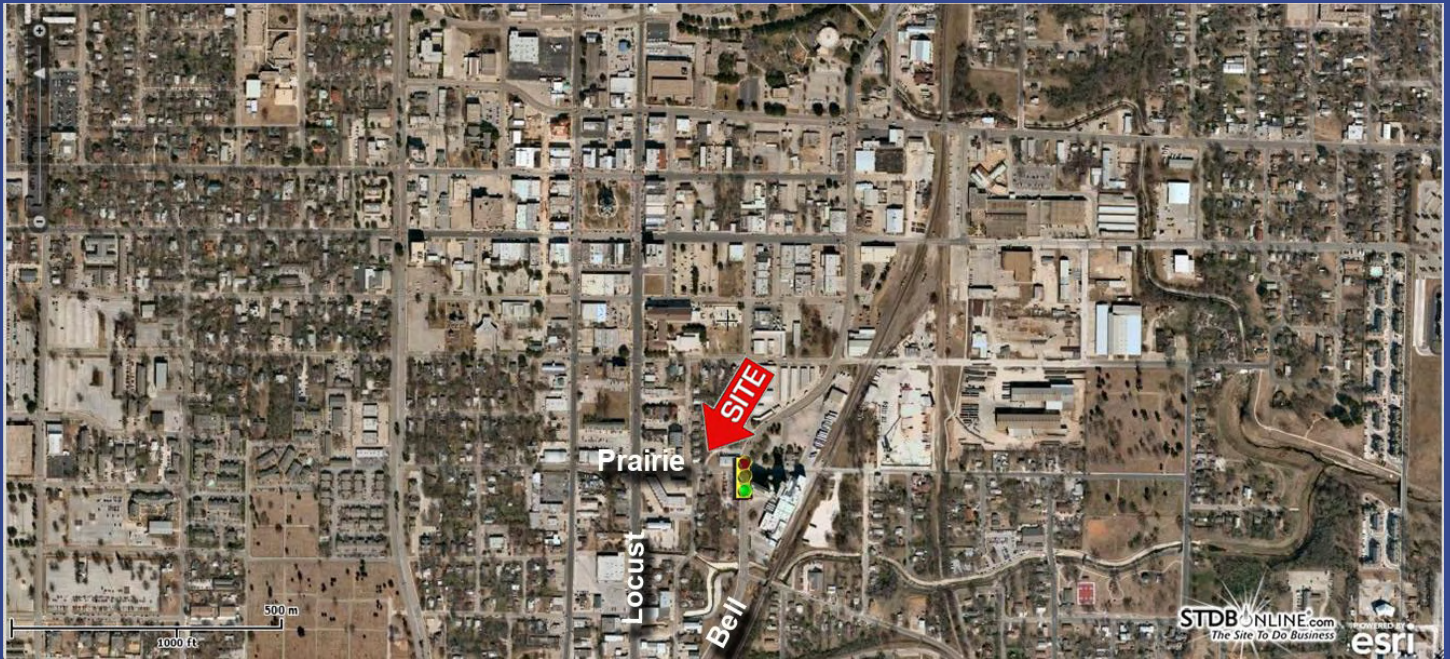
TOM FOUTS COMMERCIAL

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1200 S. WOODROW LANE, DENTON, TX 76205



PROPERTY SUMMARY

PROPERTY ADDRESS	204 PRAIRIE - DENTON, TX
TYPE	RETAIL / OFFICE
SPACE AVAILABLE	2,100 SF
FOR LEASE	\$1,500 MONTH
TRAFFIC COUNTS	OVER 22,800 AVERAGE DAILY TRAFFIC - BELL
AREA INFORMATION	Denton is a thriving community of over 125,000 located 38 miles North of Dallas at the I-35E & I-35W interchange. Denton is home to three public Universities, University of North Texas, Texas Woman's University and North Central Texas College, that have a total student population of over 44,000. Denton has four hospitals, and has been named a medical community. Recently, the city of Denton was ranked 9th for the fastest growing large city by the census bureau. Still, Denton has plenty of room to accommodate grow as the Denton School District is only 30-40% built out. Also, Denton was named in Money Magazine's list of best places to live in the U.S.

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