

1431 W MORTON ST

DENISON, TX 75020

PROPERTY SUMMARY



PROPERTY DESCRIPTION

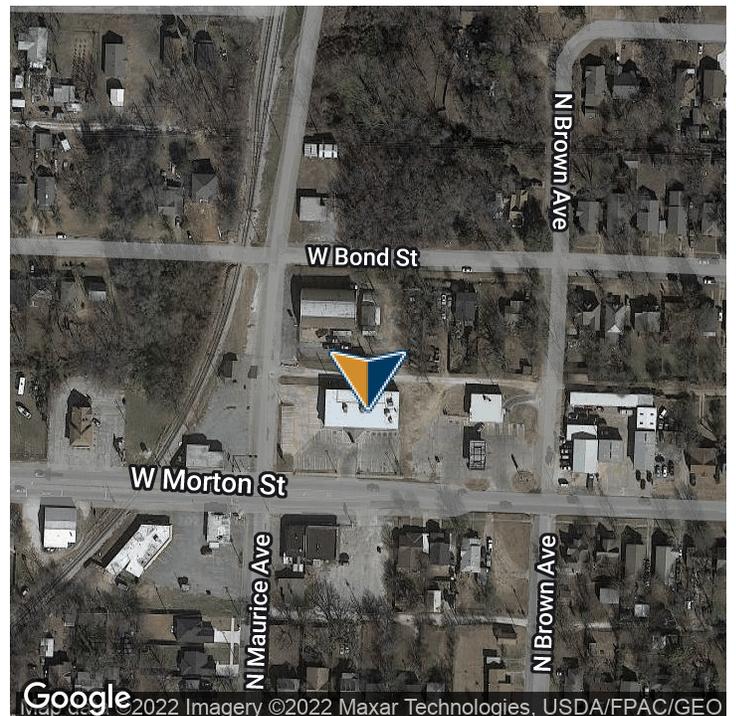
Strong visibility on the northeast corner of W Morton St and N Maurice Ave with up to 6000 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	6,000 SF
Building Size:	7,200 SF

SPACES	LEASE RATE	SPACE SIZE
1431 W Morton St	Negotiable	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,382	8,219	11,919
Total Population	3,502	21,160	31,016
Average HH Income	\$47,965	\$49,847	\$52,053



Presented By:

Legacy Commercial Property

847.904.9200
info@legacypro.com

Shawn Krisher

Regional Vice President
847.400.7320

shawn.krisher@highlandventuresltd.com



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
http://legacypro.com

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ADDITIONAL PHOTOS



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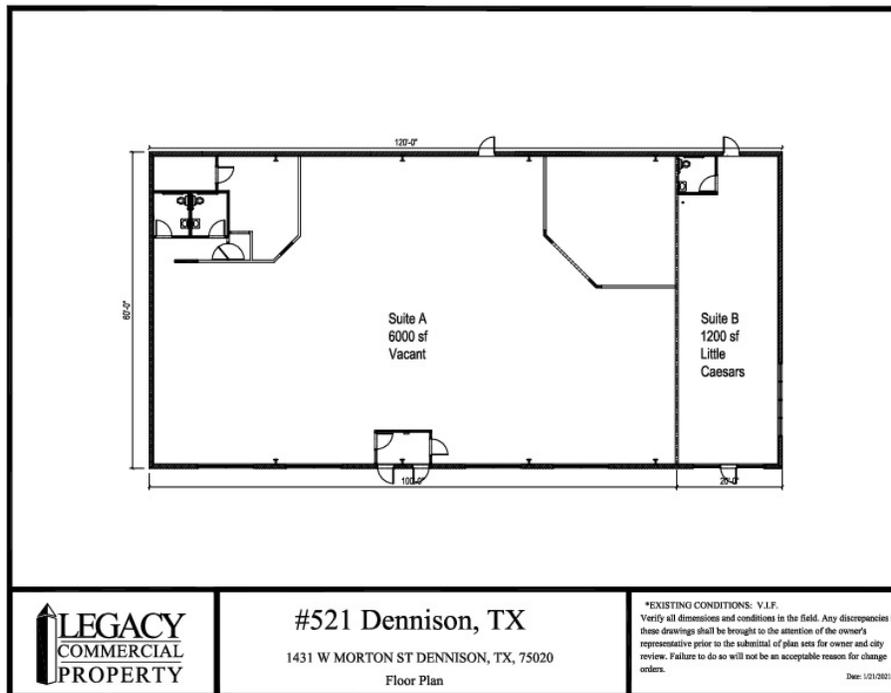
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SITE PLANS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant	A	6,000			\$0	83.33	\$0.00
Little Caesars	B	1,200			\$0	16.67	\$0.00
Totals/Averages		7,200			\$0		\$0.00

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