

# FOR LEASE

## TEASLEY COMMONS

3220 TEASLEY LN., DENTON, TX 76210

VERUS  
COMMERCIAL

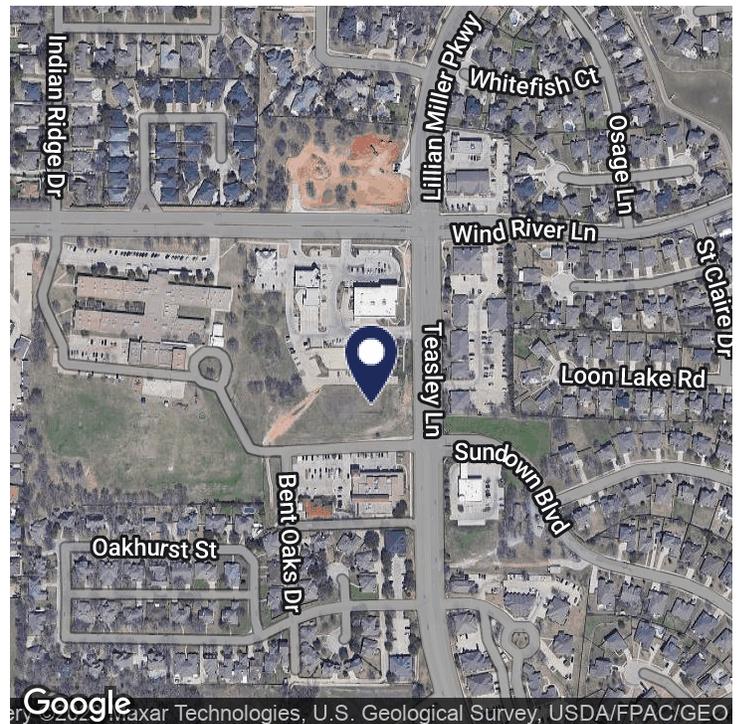


### PROPERTY DESCRIPTION

Join outstanding co-tenants Prime Dentistry, Club Pilates, Marco's Pizza, SushiBachi, CycleBar and Sweetwaters Coffee. Suite 118 is a 1,200 SF 2nd Generation Retail space located adjacent to the northern end cap. Excellent opportunity for a plug and play retail user.

### LOCATION DESCRIPTION

The property is located on Teasley Lane just off the southwest corner of the signalized intersection at Lillian Miller Parkway and FM 2181/Teasley Lane. The property is surrounded by rooftops and adjacent to Sam Houston Elementary School. Additionally neighboring businesses include CVS, DATCU, First State Bank, Denton Public Library, The Learning Experience, along with several medical and professional offices.



### OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	13,518 SF

### GREG JOHNSON

940.381.2220  
gjohnson@v-re.com

### BRAD TYNDALL

940.381.2220  
btyndall@v-re.com

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

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LEASE TYPE | NNN

TOTAL SPACE | 1,200 SF

LEASE TERM | Negotiable

LEASE RATE | \$28.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Ahir Dental	2,147 SF	NNN	Leased	Prime Dentistry
Suite 104	Club Pilates	1,813 SF	NNN	Leased	Health and Wellness
Suite 108	Marco's Pizza	1,600 SF	NNN	Leased	Restaurant
Suite 112	SushiBachi	2,400 SF	NNN	Leased	Restaurant
Suite 116	CYCLEBAR	1,000 - 2,556 SF	NNN	Leased	Fitness
Suite 118	Available	1,200 SF	NNN	\$28.00 SF/yr	Immediate Occupancy Available
Suite 120	Sweetwaters Coffee and Tea	1,802 SF	NNN	Leased	Coffee Shop

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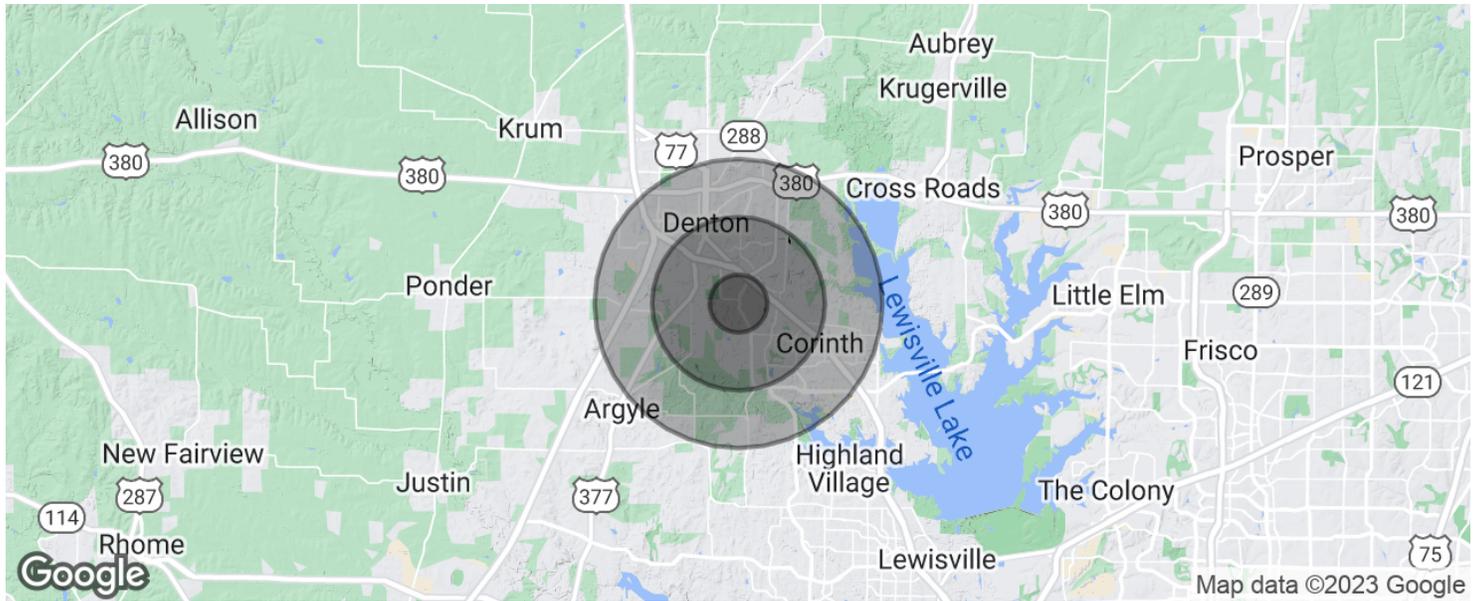
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,432	61,290	136,269
Median age	38.5	32.2	31.1
Median age (Male)	37.7	31.8	31.0
Median age (Female)	37.8	32.7	31.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,258	20,650	47,010
# of persons per HH	2.9	3.0	2.9
Average HH income	\$95,262	\$70,656	\$70,433
Average house value	\$262,440	\$202,120	\$205,017

\* Demographic data derived from 2020 ACS - US Census

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### LOCATION INFORMATION

Building Name	Teasley Commons
Street Address	3220 Teasley Ln.
City, State, Zip	Denton, TX 76210
County/Township	Denton

### BUILDING INFORMATION

Building Size	13,518 SF
Price / SF	\$25.00 - \$28.00 NNN

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail

### PARKING & TRANSPORTATION

Street Parking	Yes
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### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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