

FOR LEASE - RATE REDUCED!

VIRIDIAN RETAIL

510 FORT WORTH DRIVE, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

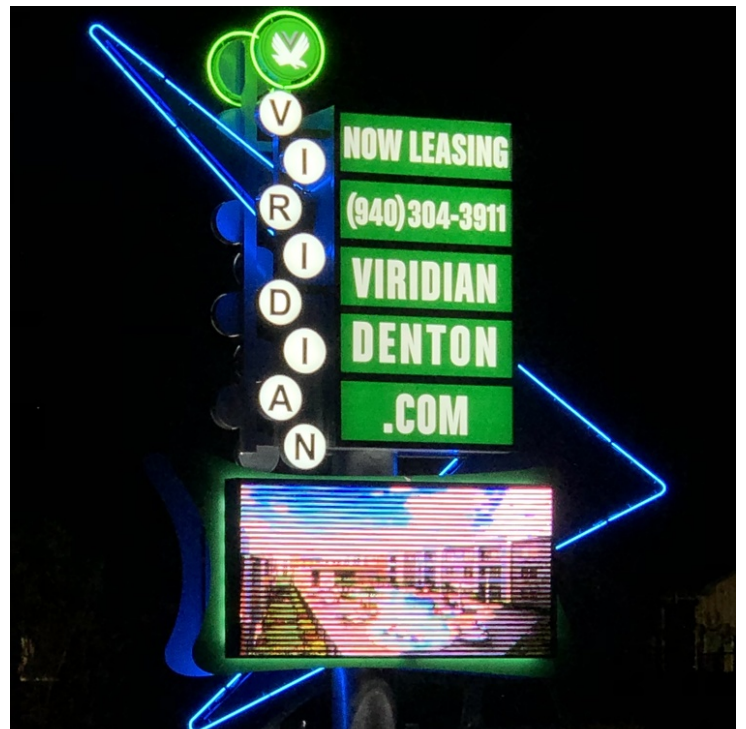
Brand New Mixed Use Retail/Restaurant
Drive-Thru Available
Anchored by Massive Student Housing Project
Great Visibility

LOCATION DESCRIPTION

Great Visibility on Highway 377 just East on I-35
Walkable to UNT and Downtown Denton
Great Traffic Counts
Prime Retail and Restaurant Location
Over 31,000 VPD

OFFERING SUMMARY

Lease Rate:	\$27.00 - \$34.00 PSF (NNN)
Available SF:	1,500 - 9,250 SF
Building Size:	13,388 SF



GREG JOHNSON

940.381.2220
gjohnson@v-re.com

BRAD TYNDALL

940.381.2220
btyndall@v-re.com

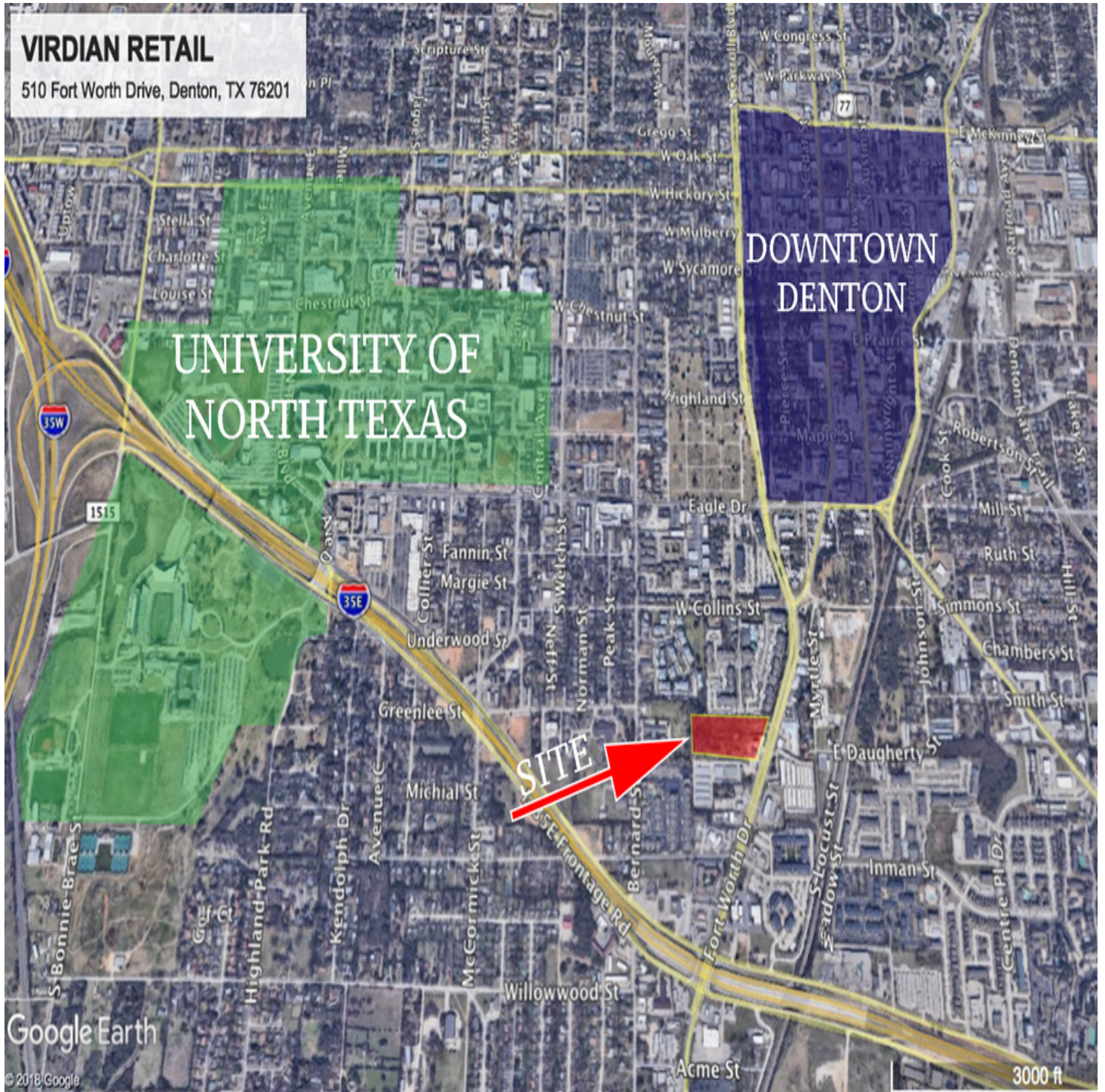
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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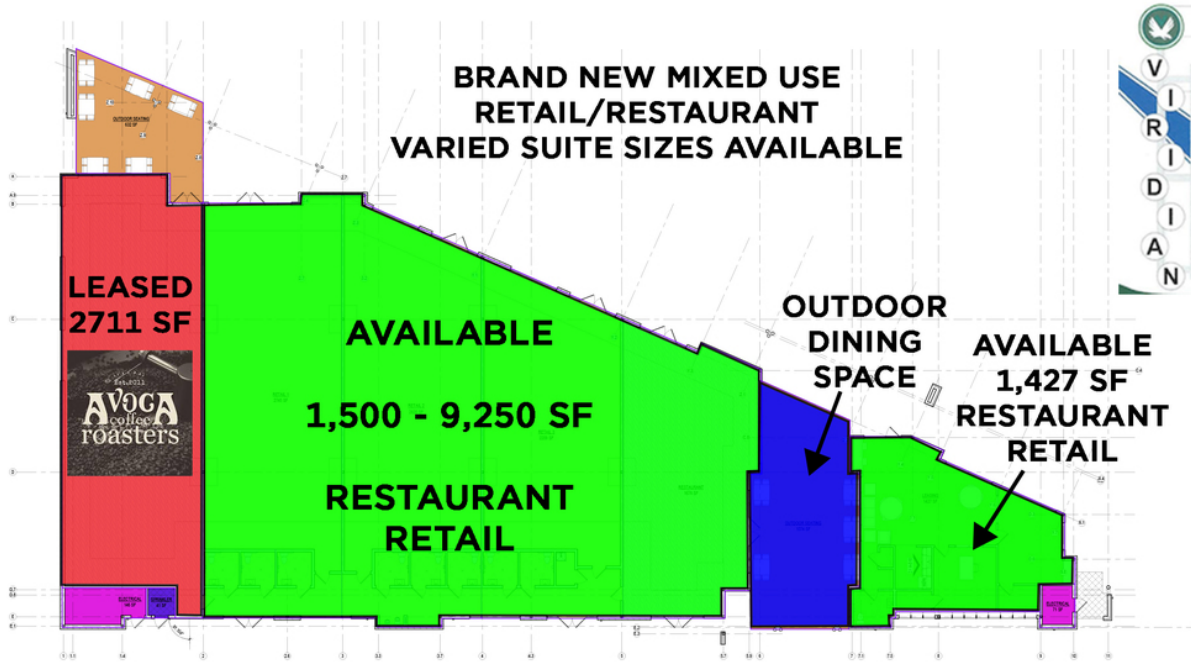
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LEASE TYPE | NNN

TOTAL SPACE | 1,427 - 2,745 SF

LEASE TERM | Negotiable

LEASE RATE | \$27.00 - \$34.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Leased	Avoca Coffee Roasters	2,711 SF	NNN	Leased	Gourmet Coffee Roaster
Retail 1	Available	2,745 SF	NNN	\$27.00 SF/yr	Retail
Retail 2	Available	2,620 SF	NNN	\$27.00 SF/yr	Retail
Retail 3	Available	2,209 SF	NNN	\$27.00 SF/yr	Retail
Restaurant 2	Available	1,676 SF	NNN	\$34.00 SF/yr	Outdoor Dining Space
Restaurant 3	Available	1,427 SF	NNN	\$34.00 SF/yr	Stand Alone, Outdoor Dining Space

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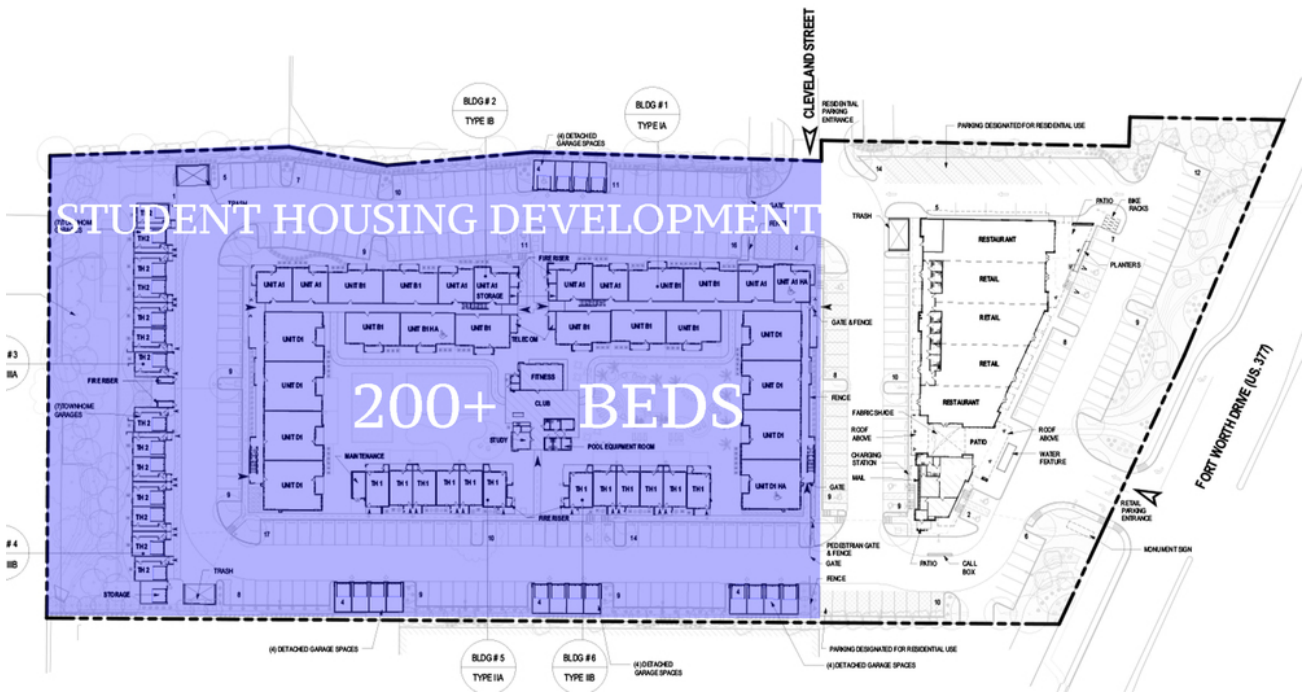
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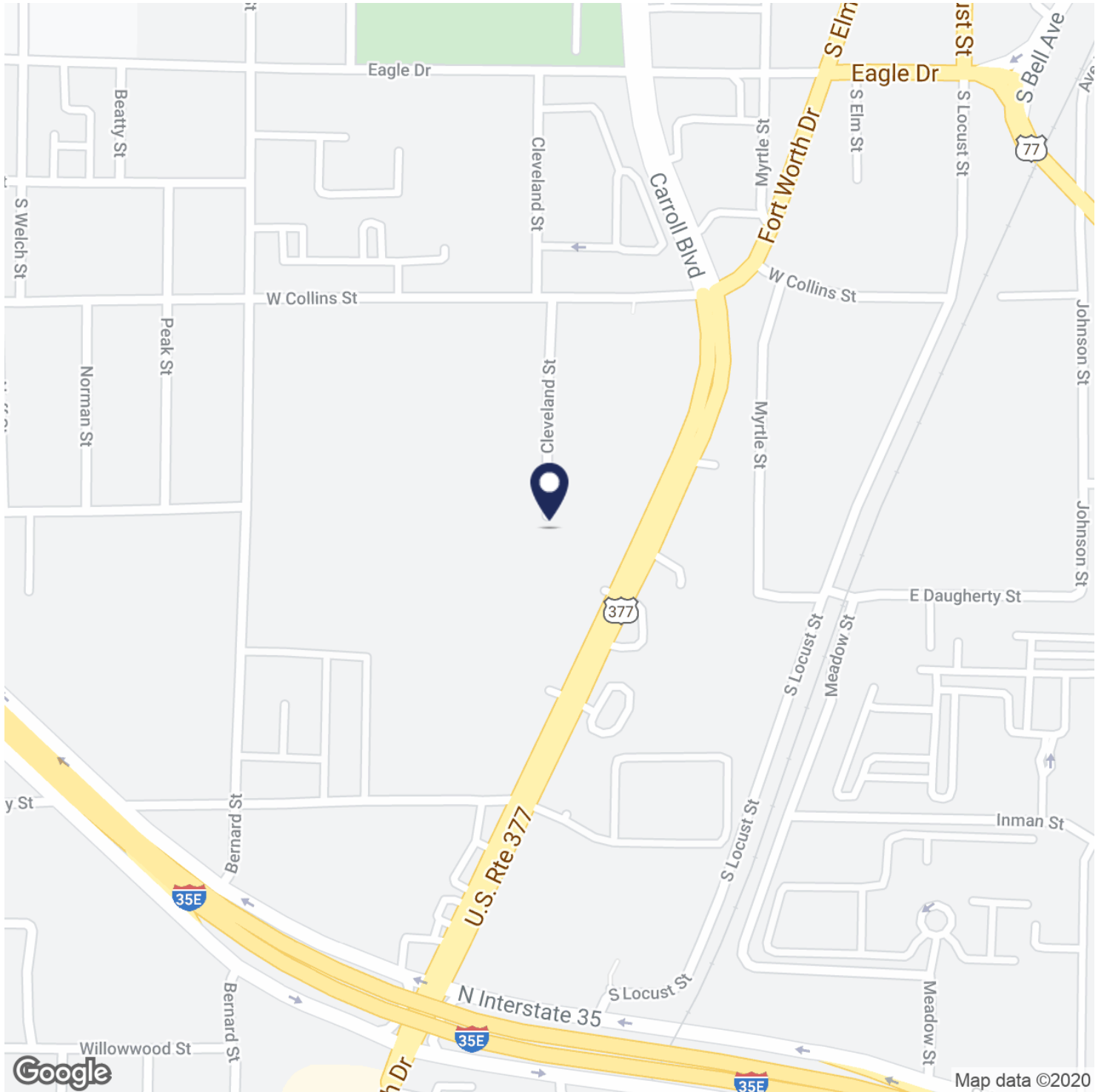
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LOCATION INFORMATION

Building Name	Viridian Retail
Street Address	510 Fort Worth Drive
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail

BUILDING INFORMATION

Building Size	13,388 SF
Year Built	2019
Number Of Floors	1
Load Factor	Yes

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