

FOR LEASE

1712 N ELM ST

1712 N ELM ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Remodeled in 2017, centrally located office space.

PROPERTY HIGHLIGHTS

- Ample parking
- Newly remodeled in 2017
- Great access to University and Downtown

OFFERING SUMMARY

Lease Rate:	\$1,500 per month (MG)
Available SF:	941 SF
Lot Size:	0.64 Acres
Building Size:	3,647 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,701	25,375	39,327
Total Population	9,862	70,810	109,063
Average HH Income	\$48,437	\$49,271	\$55,590

GLEN FARRIS

940.381.2220

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

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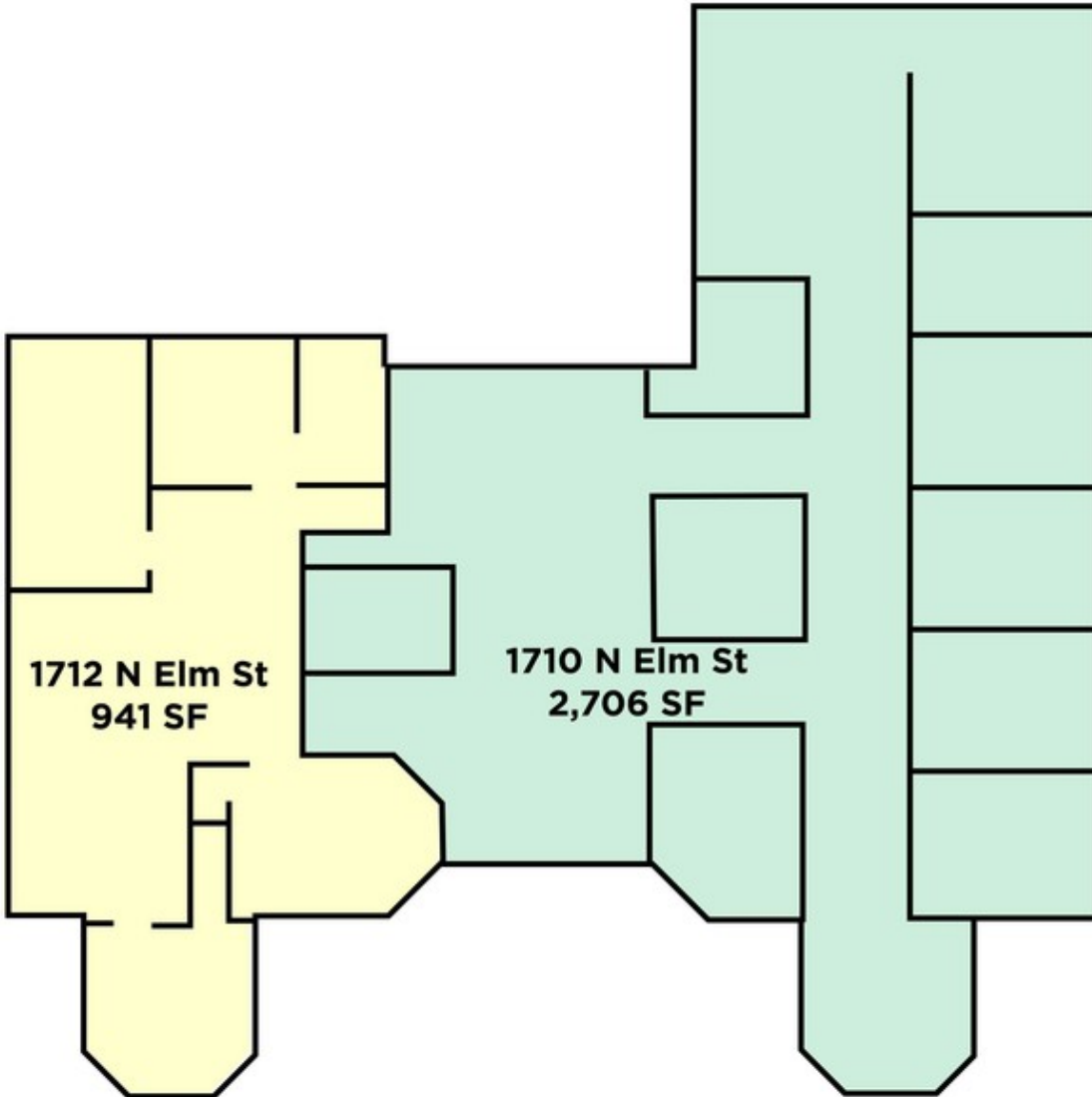
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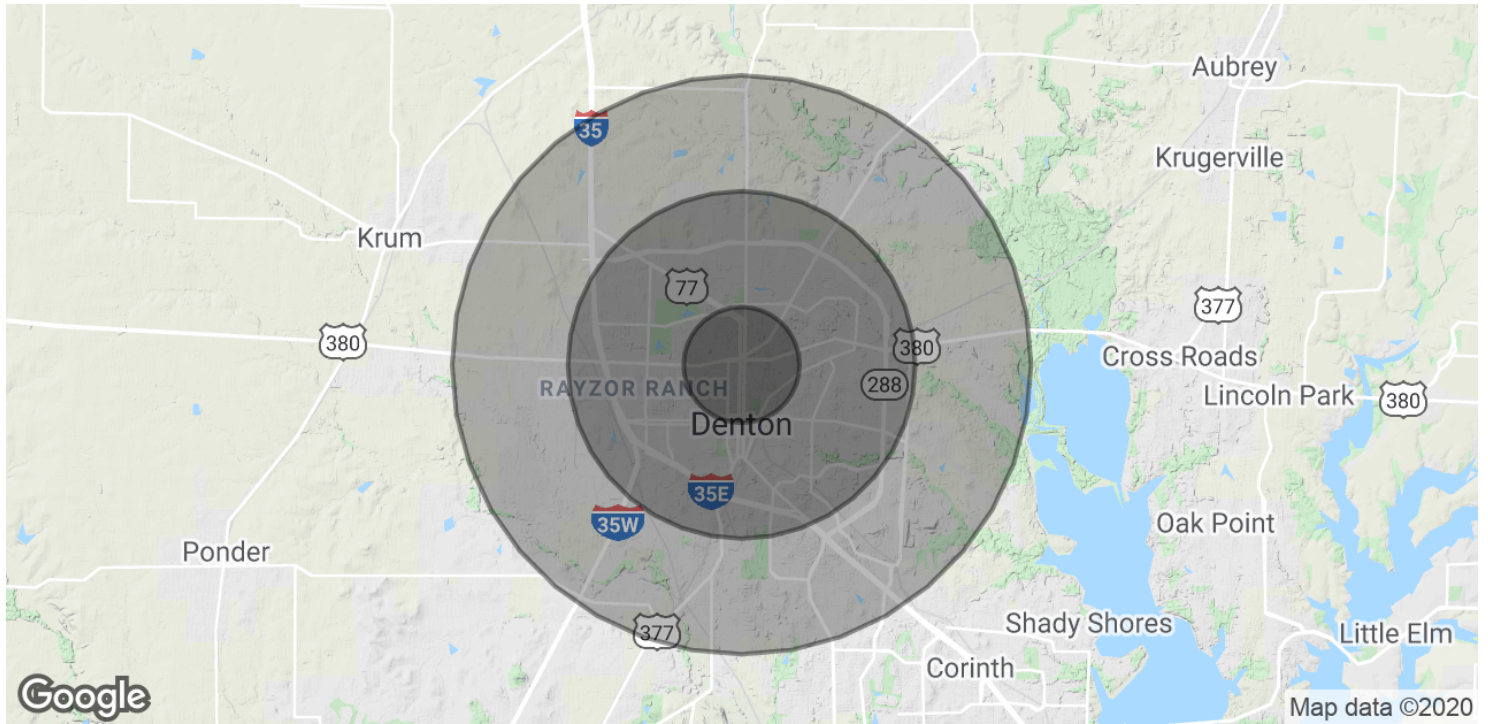
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,862	70,810	109,063
Average age	28.2	28.7	29.8
Average age (Male)	29.5	28.5	29.6
Average age (Female)	28.7	29.9	30.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,701	25,375	39,327
# of persons per HH	2.7	2.8	2.8
Average HH income	\$48,437	\$49,271	\$55,590
Average house value	\$118,092	\$123,940	\$153,314

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	1712 N Elm St
Street Address	1712 N Elm St
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	DR-2
Lot Size	0.64 Acres

BUILDING INFORMATION

Building Size	3,647 SF
Price / SF	\$1,500 per month
Building Class	B
Load Factor	Yes

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