

Retail ★ LEASE

LanCarteCRE.com

2317 W UNIVERSITY DRIVE DENTON, TX 76201

UNIVERSITY VILLAGE



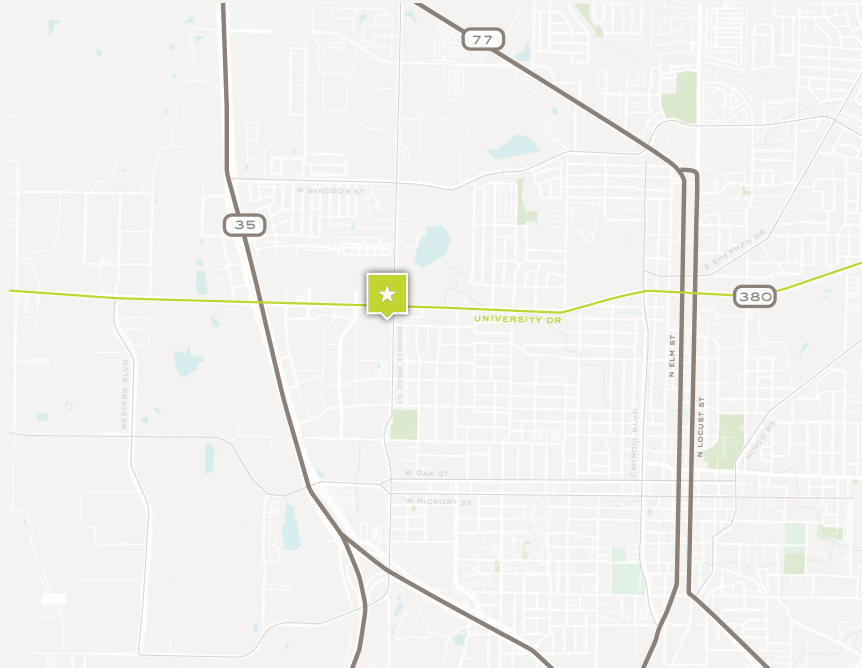
LANCARTE
COMMERCIAL

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com
817-228-4247

Riley Dow
rdow@lancartecre.com
817-681-2022

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PROPERTY FEATURES

- 1,372 - 3,539 SF available
- Albertson's Anchored Retail Center
- Excellent Signage Visibility
- +/- 592 Parking Spaces
- Close Proximity to I-35W

LOCATION OVERVIEW

University Village is located east of I-35W at the intersection of W. University Drive (Hwy 380) and N. Bonnie Brae Street in Denton, TX.

AVAILABLE SPACES

SUITE 103 **1,372 SF**

SUITE 149 **3,539 SF**

2ND GEN DENTAL OFFICE

LEASING STRUCTURE

\$23 / SF NNN

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SITE PLAN



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	6,685	64,037	109,457
Average Income:	\$68,294	\$54,158	\$66,474
Employment:	7,991	32,546	52,820

W. University Dr. & N. Bonnie Brae St.:	19,103 VPD
W. University Dr. & I-35 W:	19,814 VPD

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EXTERIOR/AERIALS





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Relentlessly Pursuing What Matters

SARAH LANCARTE CCIM
SIOR
817-228-4247 | sarah@lancartecre.com

RILEY DOW
817-681-2022 | rdow@lancartecre.com

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