

Retail ★ LEASE

LanCarteCRE.com

2317 W UNIVERSITY DRIVE DENTON, TX 76201

UNIVERSITY VILLAGE



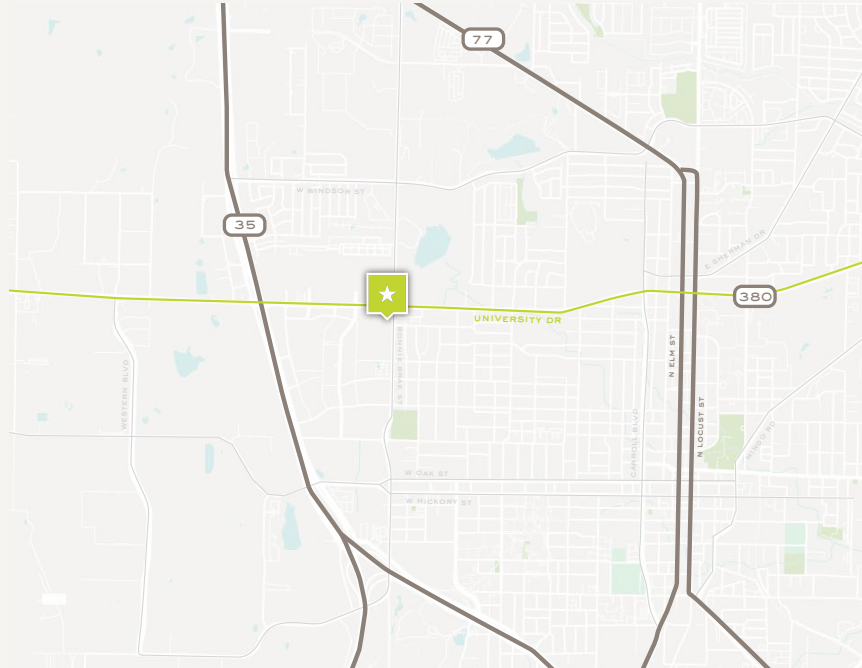
LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- 1,739 - 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 149 **1,739 - 3,539 SF**

LEASING STRUCTURE

Contact Broker

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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

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