



Denton Village

4930 Teasley Lane, Denton, TX 76210

Coordinates:

Latitude: 33.148

Longitude: -97.1069

Leasing Contact: Angela Surico | angela.surico@inlandgroup.com | 630.586.6648 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services, LLC



> Property Highlights

- Center Size: 48,280
- Located at Hickory Creek Road & Teasley Lane - (19,007 AADT) in Denton - one of the fastest growing Dallas suburbs
- Join a strong tenant lineup: Sprouts, T-mobile with Pet Supermarket & Domino's Pizza
- Growing population & strong incomes makes this an excellent choice



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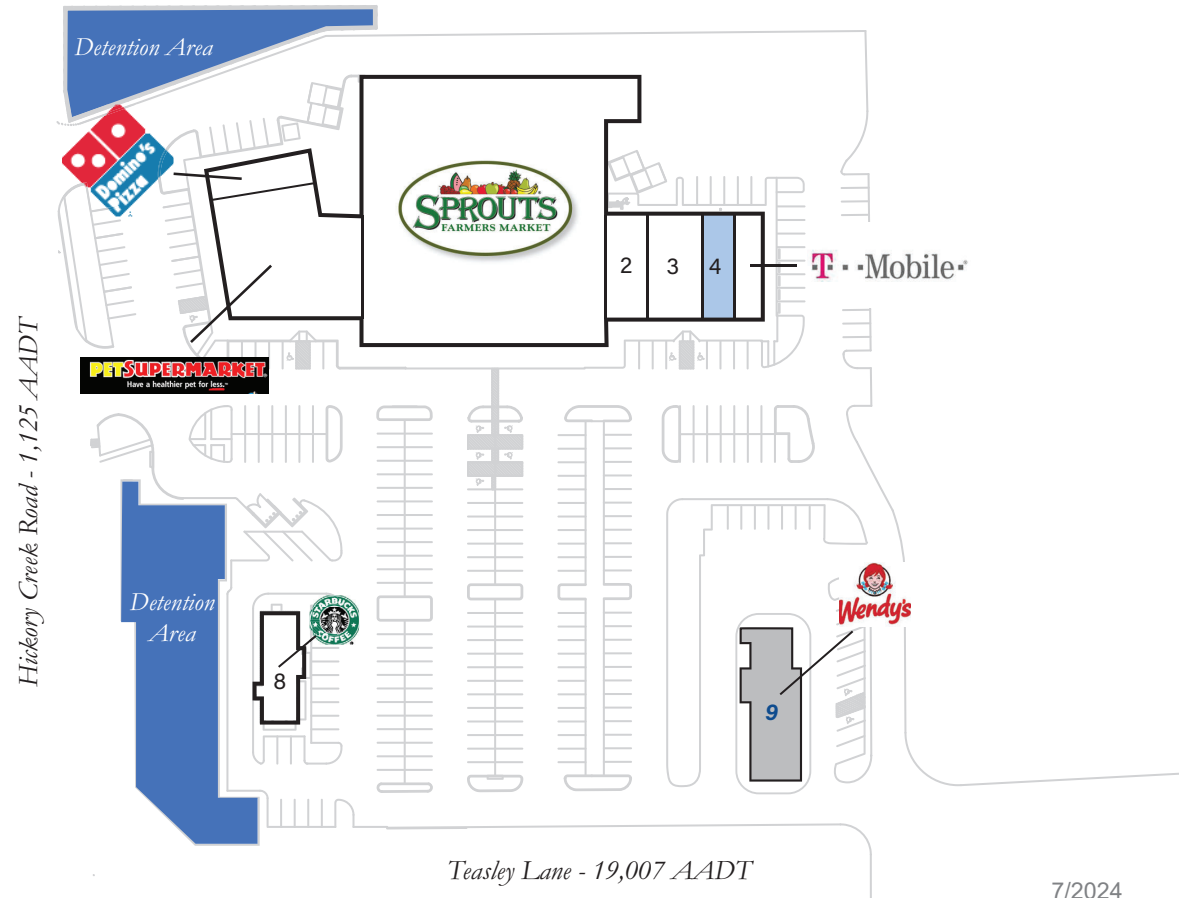
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Store Listing

Center Size: 48,280 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	30,000 SF	Sprouts Farmers Market
2	1,900 SF	Penn Dental Group
3	2,500 SF	Legacy Nails & Spa
4	1,500 SF	Available
5	1,500 SF	T-Mobile
6	1,800 SF	Domino's Pizza
7	7,100 SF	Pet Supermarket
8	1,980 SF	Starbucks
9		Wendy's

Items in blue and Italicized are owned by others.



2024
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	12,416	4,058	\$136,701
3 Miles	64,690	23,851	\$136,591
5 Miles	154,463	58,408	\$127,587



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