



FOR LEASE

DENTON CENTER

NWC UNIVERSITY DR. & N. CARROLL BLVD. | DENTON, TEXAS

KEY FEATURES

- Anchored by a Kroger Signature Store, the Dominant Grocer in the Area
- 27,000 SF 2nd Generation Junior Anchor Coming Available
- Serving University of North Texas (36,000 students), Texas Women's University (11,800 students) and Denton High School (1,620 students)

FOR INFORMATION

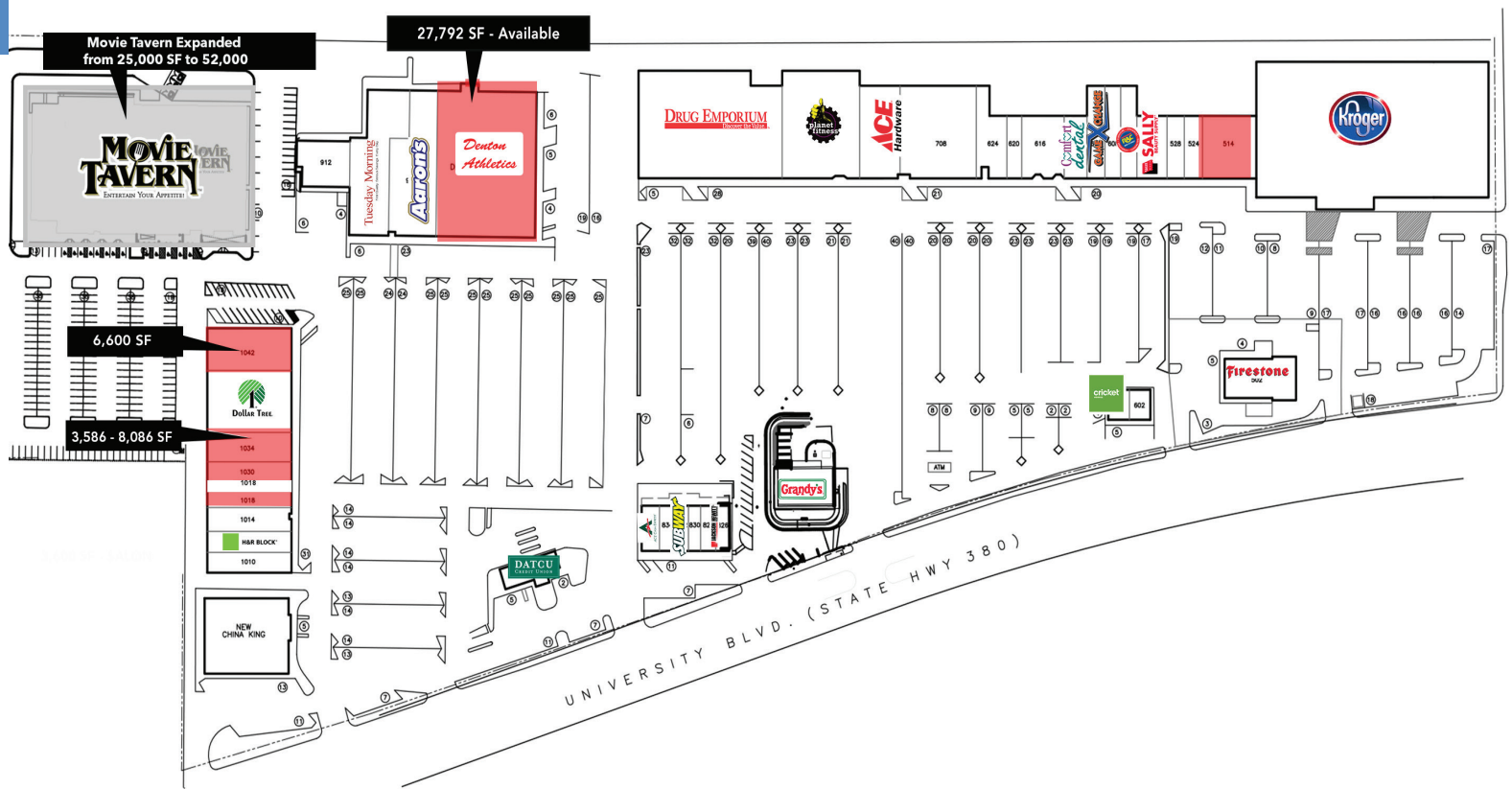
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DEMOGRAPHICS/TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population:	17,090	75,478	108,512
Average Income:	\$47,863	\$46,371	\$52,748
University (U.S. 380):	31,083 vpd		
N. Carroll Blvd.	20,998 vpd		

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