



- Excellent Visibility off I-35E & Loop 288 in Rapidly Growing Denton Market
- High Traffic Counts / I-35E @ 68,336 VPD, Loop 288 @ 11,960 VPD
- One Exit North of Rayzor Ranch Development, a 410 Acre Master Planned Community with 600,000 SF of shopping, dining & entertainment
- Wide Range of SF Options for Retail, Office and Specialty Uses
- Below Market Rent Rates with Space Available for Immediate Occupancy

STONEHILL CENTER

RETAIL/OFFICE SPACE 135,874^{+/-}

5800 I-35 N., DENTON, TX 76207

UNITED & HOLLAND
MATTRESS COMPANY

Stonehill
Center

AVAILABLE FOR LEASE

LEASE RATE **\$7-9/SF+NNN**

PROPERTY TYPE - Retail/Office

BUILDING SIZE - 135,874 SF

TOTAL AVAILABLE SPACE - 71,982 SF

LEASE RATE - \$7-9 SF

LEASE TYPE - NNN

MAX. CONTIGUOUS - 20,080 SF

MIN. DIVISIBLE - 367 SF

LOT SIZE - 21.34 AC

YEAR BUILT - 1992

PROPERTY DESCRIPTION

Under new ownership & management, this 135,874 SF retail/office center offers great visibility along heavily traveled I-35 & Loop 288. Offers a wide range of SF options for retail, office and specialty uses with space available for immediate occupancy. Perfectly suited for destination businesses looking for affordable rent in a well known center.

Located on I-35E N. Frontage Rd at the Loop 288 exit.

FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE/BRAD ANDRUS**

1517 Centre Place Dr., Ste 250 Denton, TX 76205

Office 940.891.2947 Alex 972.979.7727 Brad 940.368.3588

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STONEHILL CENTER 5800 I-35 N., DENTON, TX 76201

PROPERTY PHOTOS

RETAIL / OFFICE



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AERIAL PHOTO

RETAIL / OFFICE



COURT HOUSE

SITE

DOWNTOWN
CENTRAL
BUSINESS
DISTRICT

ELM ST.

LOCUST ST.

TRANSIT CENTER



UNT

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AERIAL PHOTO

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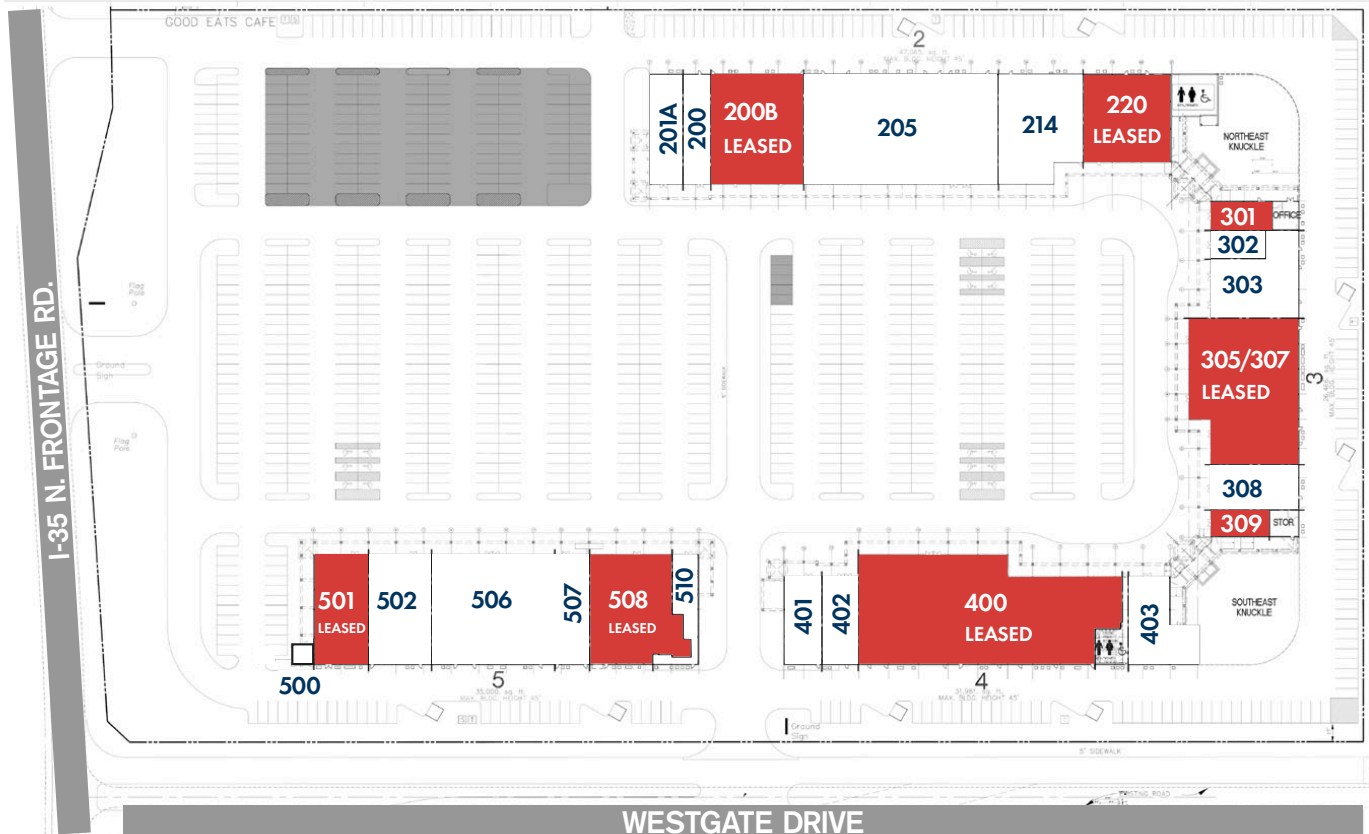
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STONEHILL CENTER 5800 I-35 N., DENTON, TX 76201

SITE PLAN

RETAIL / OFFICE



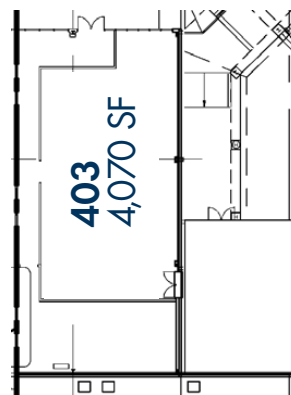
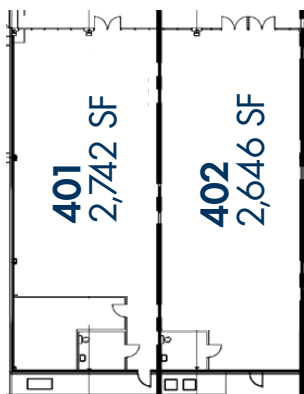
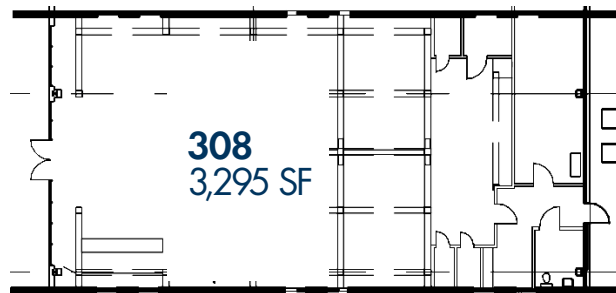
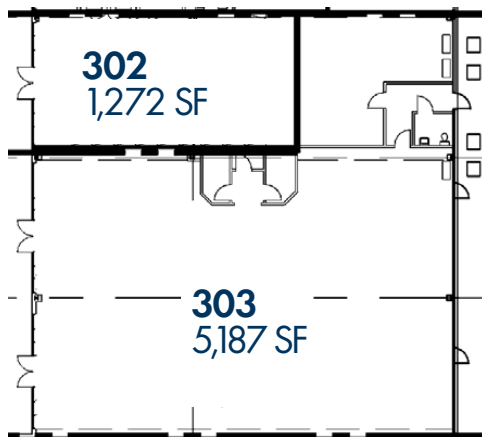
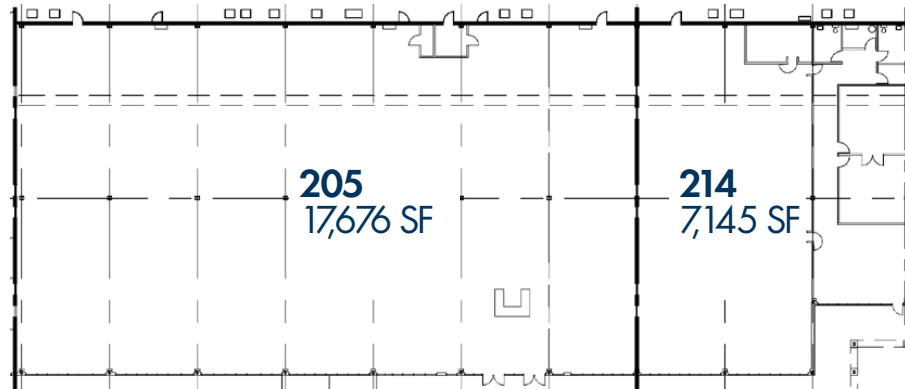
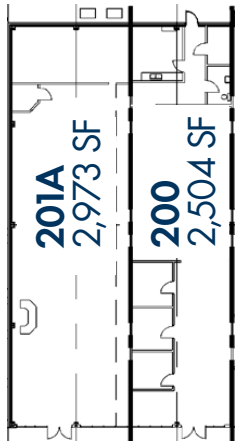
201A - Vacant - 2,973 SF	301 - Yandeh Touray - 1,458 SF	400 - Antique Gallery - 21,092 SF	501 - Holland Supply - 4,949 SF
200 - Vacant - 2,504 SF	302 - Vacant - 1,272 SF	401 - Vacant - 2,742 SF	502 - Vacant - 5,729 SF
200B - Integrated Alliance - 8,450 SF	303 - Vacant - 5,187 SF	402 - Vacant - 2,646 SF	506 - Vacant - 11,204 SF
205 - Vacant - 17,676 SF	305/307 - Antique Exp. - 12,434 SF	403 - Vacant - 4,070 SF	507 - Vacant - 3,147 SF
214 - Vacant - 7,145 SF	308 - Vacant - 3,295 SF	500 - Vacant - 367 SF	508 - Rose Costumes - 7,845 SF
220 - Jazzercise - 6,367 SF	309 - Mary Kay - 1,297 SF		510 - Vacant - 2,025 SF

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FLOOR PLANS

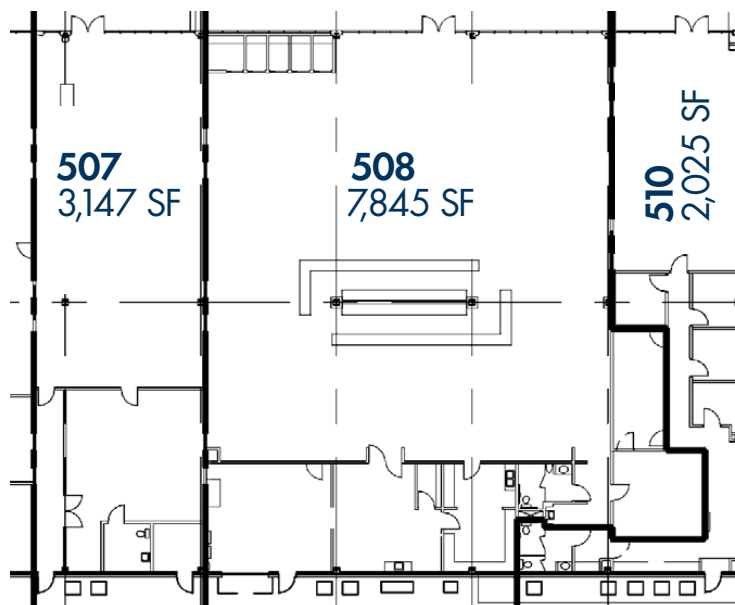
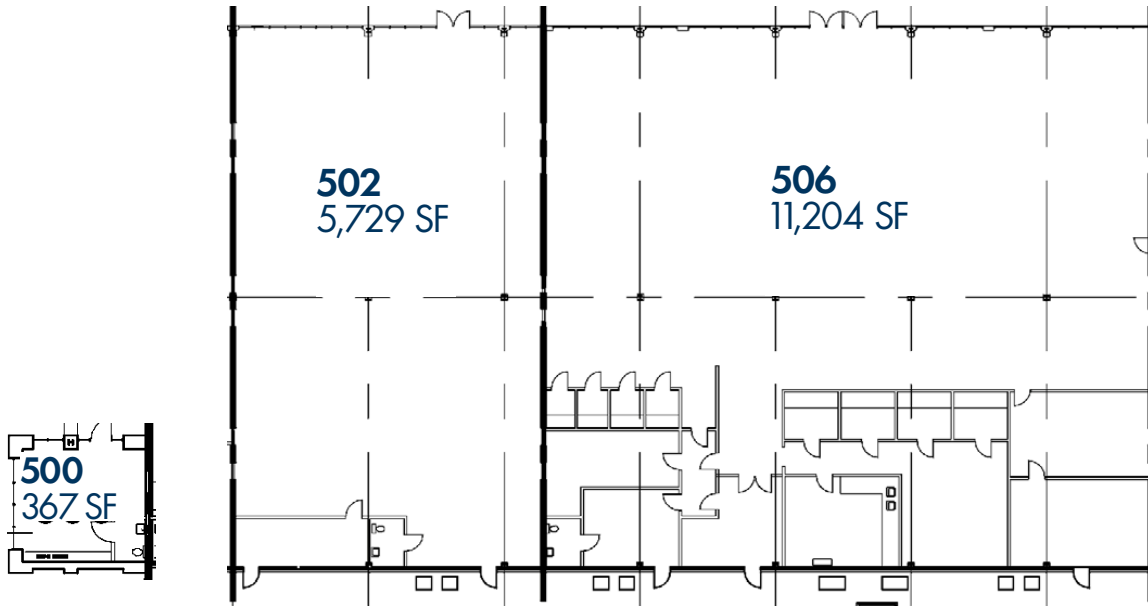
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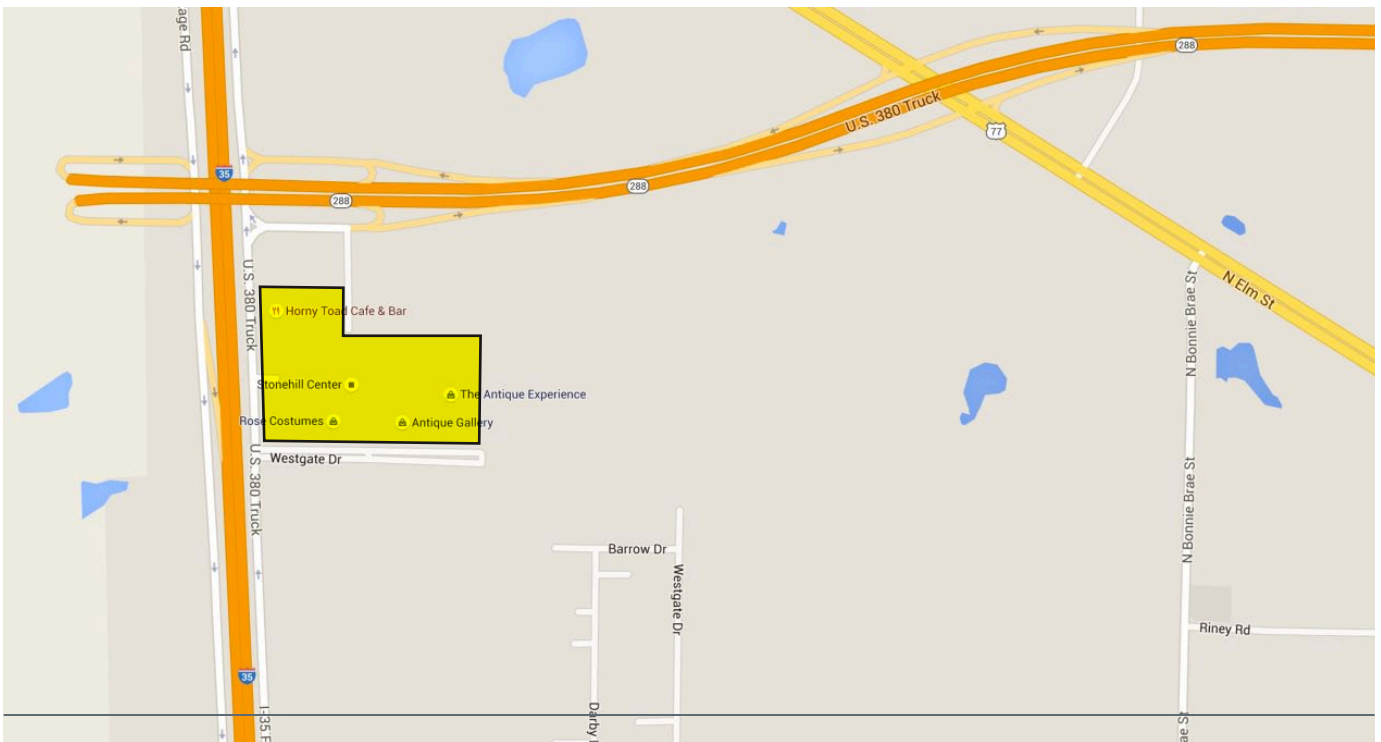
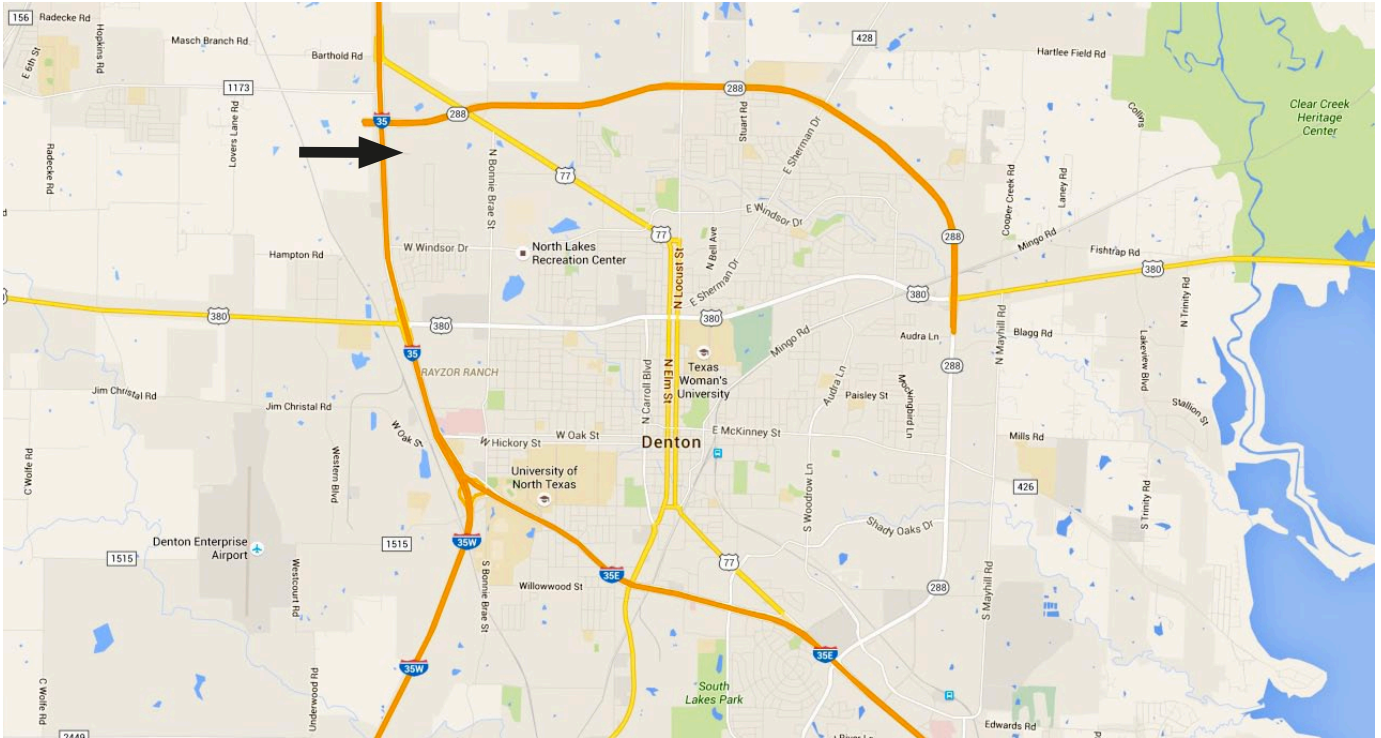

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STREET MAP

RETAIL / OFFICE



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