



 **VENTURE DENTON TOWN CENTER** FOR LEASE

214.378.1212

2215-2219 S. LOOP 288
DENTON, TX

PAUL CARDEN
PCARDEN@VENTUREDFW.COM

NATALIA SINGER
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LOCATION

2215-2219 S. LOOP 288
DENTON, TX

AVAILABLE SPACE

FIRST FLOOR	SECOND FLOOR
3,000 SF	2,016 SF
2,298 SF	1,797 SF
	793 SF

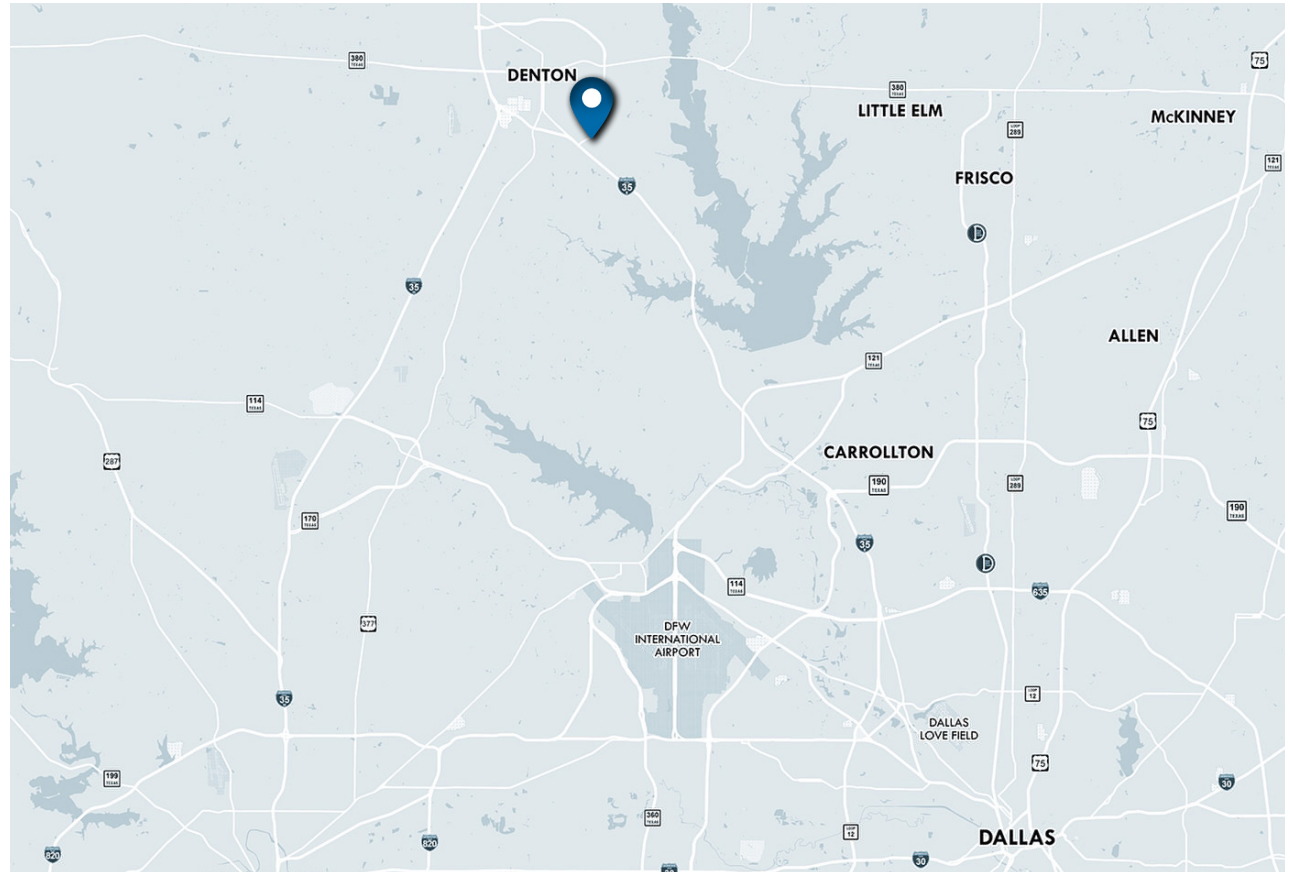
TRAFFIC COUNTS

I-35E
130,777 VPD

STATE LOOP 288
36,968 VPD

PROPERTY HIGHLIGHTS

- ★ LOCATED DIRECTLY ACROSS FROM GOLDEN TRIANGLE MALL
- ★ TERRIFIC EXPOSURE TO LOOP 288 & I-35E
- ★ DENSELY POPULATED AREA



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,480	91,103	165,477
EST. DAYTIME POPULATION	7,642	30,613	53,282
EST. AVG. HH INCOME	\$88,572	\$94,526	\$96,793

AREA ATTRACTIONS



TENANT	SF
2219 BUILDING 1 WEST	
<i>FIRST FLOOR</i>	
Jason's Deli	5,208
Luxury Nail Bar	3,431
CiCi's Pizza	5,119
Jimmy John's	1,555
AVAILABLE	3,000
Geico	2,000
<i>SECOND FLOOR</i>	
Denton Family Dentistry	2,775
AVAILABLE	793
Hour Personnel Services	1,218
Cell Phone Repair	1,201
Brow Pros	1,215
AVAILABLE	2,016
Onin Staffing	1,332
Geico	900
2215 BUILDING 2 EAST	
<i>FIRST FLOOR</i>	
Sleep Experts	4,976
Carter BloodCare	2,640
Visionworks	5,126
A+ Tailor	918
Lendmark Financial Services	1,219
Sharkey's Cuts for Kids	932
MetroPCS	1,218
Pediatric Urgent Care	2,579
AVAILABLE	2,298
Chiloso Mexican Bistro	3,412
Bubble Well	1,350
Smoke N' Chill	3,865
Mooyah Burgers	2,705
<i>SECOND FLOOR</i>	
I.T.S Academy	6,819
Any Lab Test Now	1,652
Laser Smile Studio	1,486
AVAILABLE	1,797









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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Paul Carden	676914	pcarden@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date