

1507 S Loop 288 - Great Lakes Shopping Center

Great Lakes Shopping Center
Retail (Community Center) -
Denton Submarket
Denton, TX 76205

9,000
SF GLA

0.59
AC Lot

2002
Built

2,100
Available SF

2,100
Max Contig SF

\$17 - 21
CoStar Est. Retail Rent

Building

Type	2 Star Retail (Community Center)			
Center	Great Lakes Shopping Center			
Location	Suburban			
GLA	9,000 SF		Year Built	2002
Stories	1		Tenancy	Multi
Typical Floor	9,000 SF		Owner Occup	No
Class	C			
CoStar Est. Rent	\$17 - 21/SF (Retail)			
Taxes	\$6.49/SF (2020)			
Walk Score®	Somewhat Walkable (54)			
Transit Score®	Some Transit (30)			
Parking Ratio	2.11/1,000 SF			
Parking Type	Spaces			
Surface	19			

Land

Land Acres	0.59 AC	Land SF	25,700 SF
Bldg FAR	0.35		
Zoning	RCC-D		
Parcel	R244734		

Tenants

Name	SF Occupied
The Vitamin Shoppe	2,700
Patriot Sandwich Shop	1,447
Check 'N Go	1,300
Source: CoStar Research	

Public Transportation

Airport	Drive	Distance
Dallas/Fort Worth International Airport	35 min	24.4 mi
Dallas Love Field Airport	46 min	33.8 mi

Location

Zip	76205
Submarket	Denton
Submarket Cluster	Mid-Cities
Location Type	Suburban
Market	Dallas/Ft Worth
County	Denton
State	Texas
CBSA	Dallas-Fort Worth-Arlington, TX
DMA	Dallas-Ft Worth, TX
Country	United States

For Lease

Smallest Space	2,100 SF	Retail Avail	2,100 SF
Max Contiguous	2,100 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est. Rent \$17 - 21 (Retail)		

Space

Floor	Available	Use	Rent	Services
P 1st	2,100 SF	Retail	Withheld	-

Leasing Activity

Sign Date	Leased	Use	Rent	Services	Rent Type
May 2021	2,700 SF	Retail	-	-	-
Jan 2020	1,447 SF	Retail	-	-	-

Shopping Center

Type	Community Center	Land Area	25.43 AC
GLA	214,927 SF	# of Properties	4
Anchor GLA	191,188 SF	Year Built/Renov	1990
Retail Avail	2,100 SF	Floors	1
Avail. Spaces	1		
% Leased	100.0%		
Location Score	22.5		
Anchor Tenant	Walmart		
Parking	676 Surface Spaces		
Features	Banking, Dedicated Turn Lane, Freeway Visibility, Property Manager on Site, Pylon Sign, Signage, Signalized Intersection		
Frontage	S Loop 288 361'		
Transit Score®	Some Transit (30)		
Walk Score®	Somewhat Walkable (54)		

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 1-3 Star	10.7%	↑ 5.7%
Market Overall	6.1%	↑ 0.6%

Market Rent Per Area		
Submarket 1-3 Star	\$17.96/SF	↑ 1.5%
Market Overall	\$20.06/SF	↑ 0.8%

Submarket Leasing Activity		
12 Mo. Leased	136,962 SF	↓ -30.4%
Months on Market	8.6	↓ -0.6 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$14.57M	\$19.08M
12 Mo. Price Per Area	\$240/SF	\$237/SF

Property Contacts

Recorded Owner	Rjs Marine Inc
Owner Type	Individual
Primary Leasing	Matthews Real Estate Investment Services

Demographics

	1 mile	3 miles	20 Min. Drive
Population	4,524	82,449	268,447
Households	1,901	30,424	95,800
Median Age	28.60	32.80	34.40
Median HH Income	\$43,571	\$64,480	\$79,181
Daytime Employees	8,249	36,155	143,095
Population Growth '21 - '26	↑ 12.40%	↑ 12.31%	↑ 12.02%
Household Growth '21 - '26	↑ 11.31%	↑ 11.86%	↑ 11.78%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Spencer Rd	State Loop 288 E	6,015	2020	0.18 mi
Spencer Rd	Brinker Rd E	8,012	2020	0.26 mi
Spencer Rd	State Loop 288 W	4,715	2020	0.27 mi
State Loop 288	Colorado Blvd SW	31,142	2020	0.38 mi
Brinker Rd	Quail Creek Dr S	13,424	2020	0.41 mi
Quail Creek Dr	Brinker Rd W	3,307	2020	0.46 mi
Not Available	Not Available No	1,430	2020	0.47 mi
State Loop 288	Colorado Blvd SW	36,000	2017	0.48 mi
Brinker Rd	Quail Creek Dr N	13,242	2020	0.51 mi
Spencer Rd	Treatment Plant Rd E	1,027	2018	0.55 mi

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Assessment

2020 Assessment		
Improvements	\$2,244,035	\$87.69/SF
Land	\$383,850	\$15.00/SF
Total Value	\$2,627,885	\$102.69/SF

Property ID: 8263631



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



HERO2LOGO



HERO1LOGO



HERO3LOGO