



The Woodmont Company

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For Lease (Former Blockbuster) DENISON, TEXAS

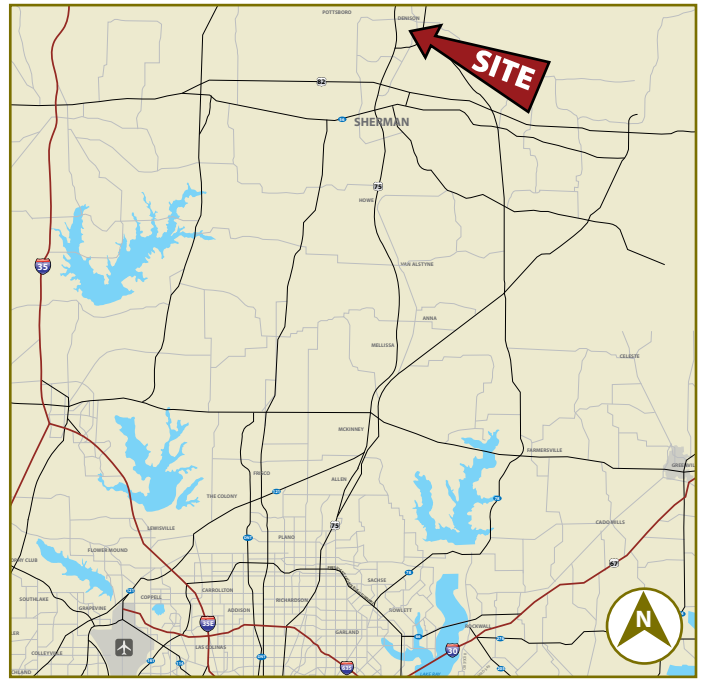
PROPERTY OVERVIEW:

- » 5,400 SF
- » NEC of S. Armstrong Ave and W Crawford St
- » 230 S Armstrong Ave. ■ Denison, TX 75020
- » Across the street from Kroger
- » Located in the Denison CBD

DAILY TRAFFIC COUNTS	
» Armstrong Ave	3,300 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
» Population:	7,950	23,131	28,219
» Average HH Income:	\$48,871	\$52,793	\$53,954

AREA RETAILERS	
» Walmart Supercenter	» Sav-A-Lot
» AutoZone	» Family Dollar
» Kroger	» Dollar General



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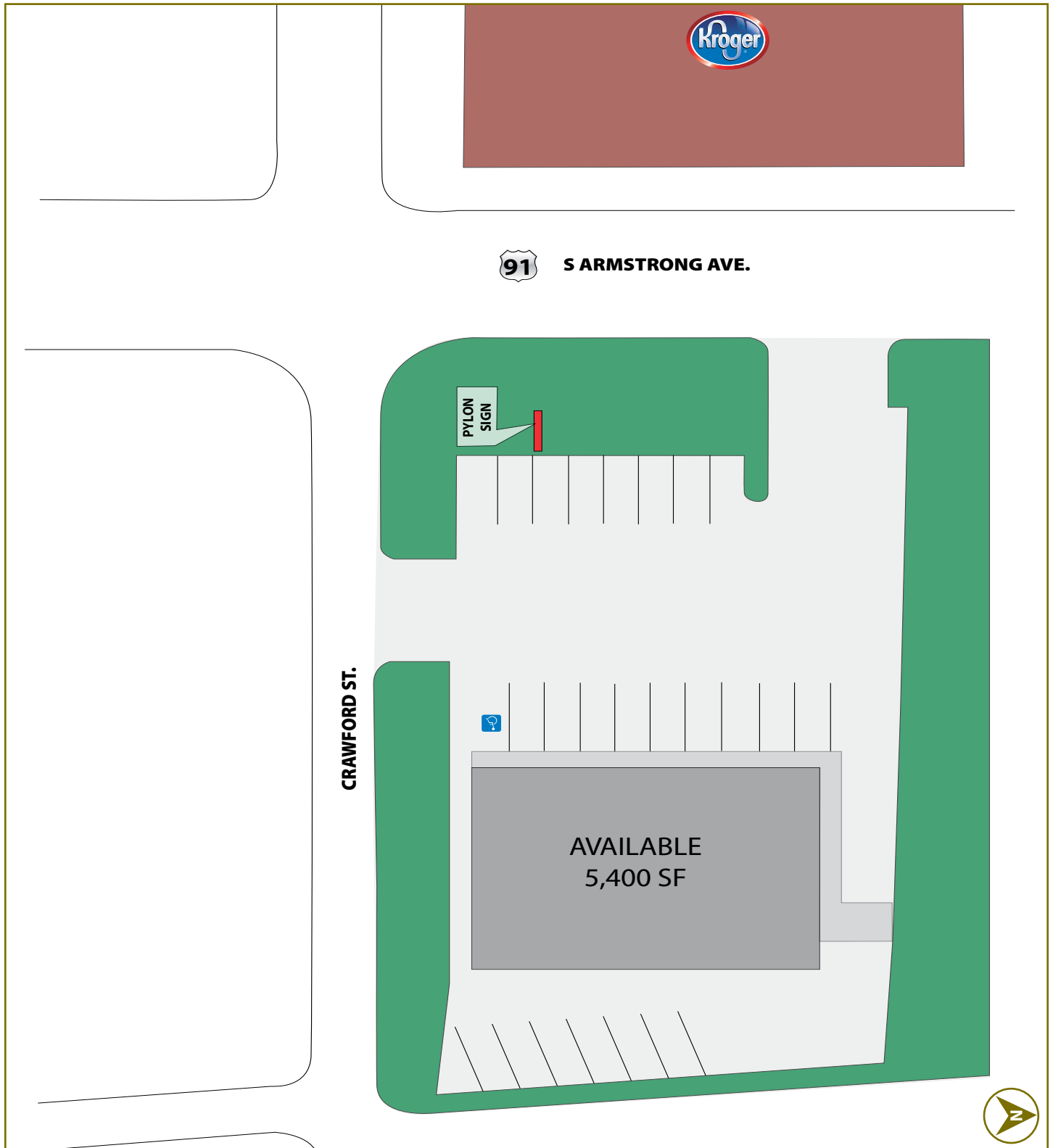




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