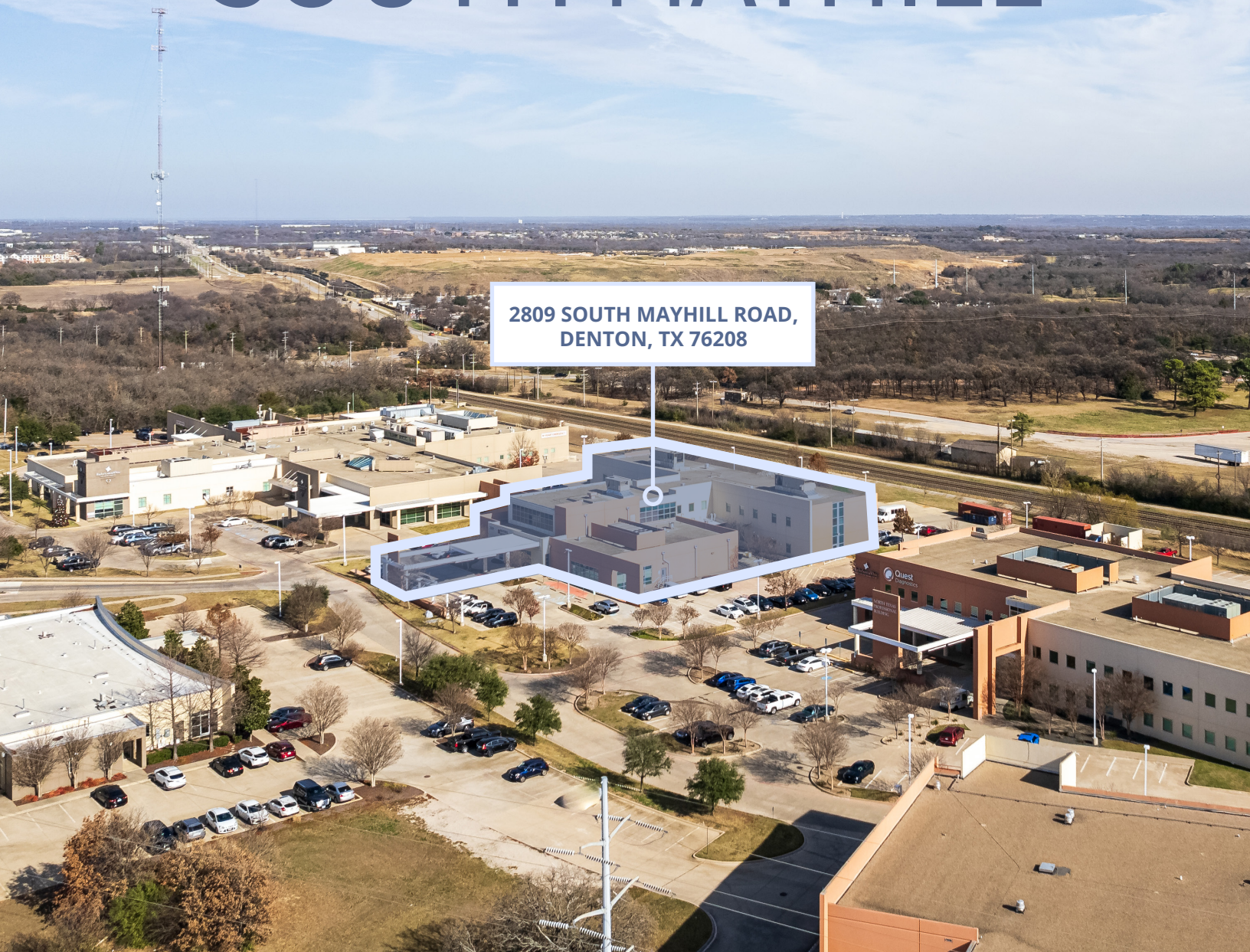


# 2809 SOUTH MAYHILL

2809 SOUTH MAYHILL ROAD,  
DENTON, TX 76208













**FOR LEASE**

2809 SOUTH MAYHILL ROAD,  
DENTON, TX 76208

**40,365 RSF**



# PROPERTY HIGHLIGHTS

-  Connected via enclosed hallway to Baylor Heart Hospital Denton
-  Across the street from Medical City Denton
-  Easy access to Interstate 35
-  59 total beds | 15 private and 44 semi-private
-  1 Emergency Room
-  Commercial kitchen
-  Outdoor recreation area
-  ECT room
-  Multisensory room
-  Group & private therapy rooms
-  Active and transferable license

# AREA DEMOGRAPHICS

2024 Total Population .....

3,646	59,476	157,958
1-mile	3-miles	5-miles

2024 Household Income .....

1,497	21,843	59,948
1-mile	3-miles	5-miles

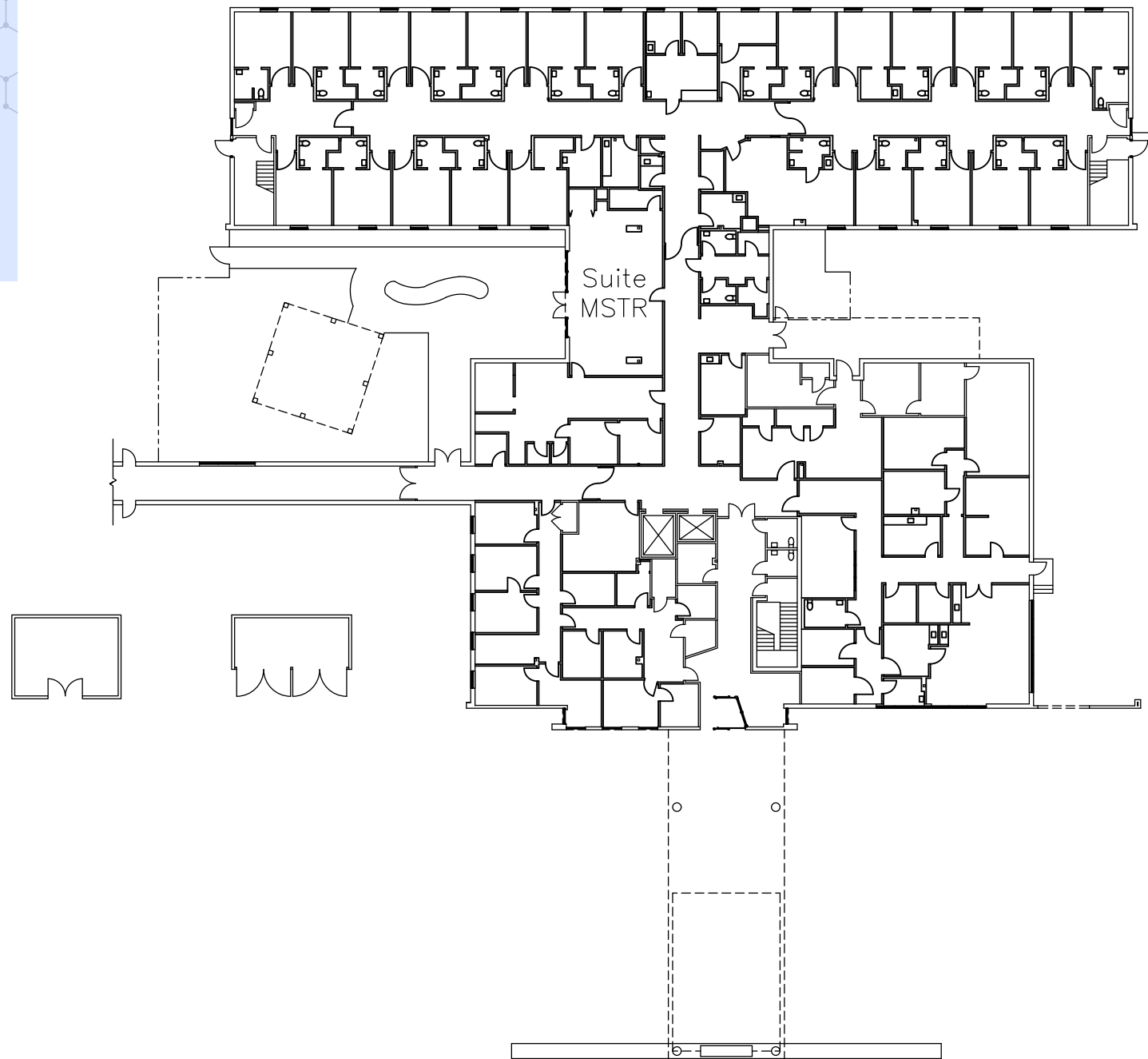
2024 Household Populations .....

1,497	97.2%	95.1%
1-mile	3-miles	5-miles

# FLOOR PLANS

2809 South Mayhill Road

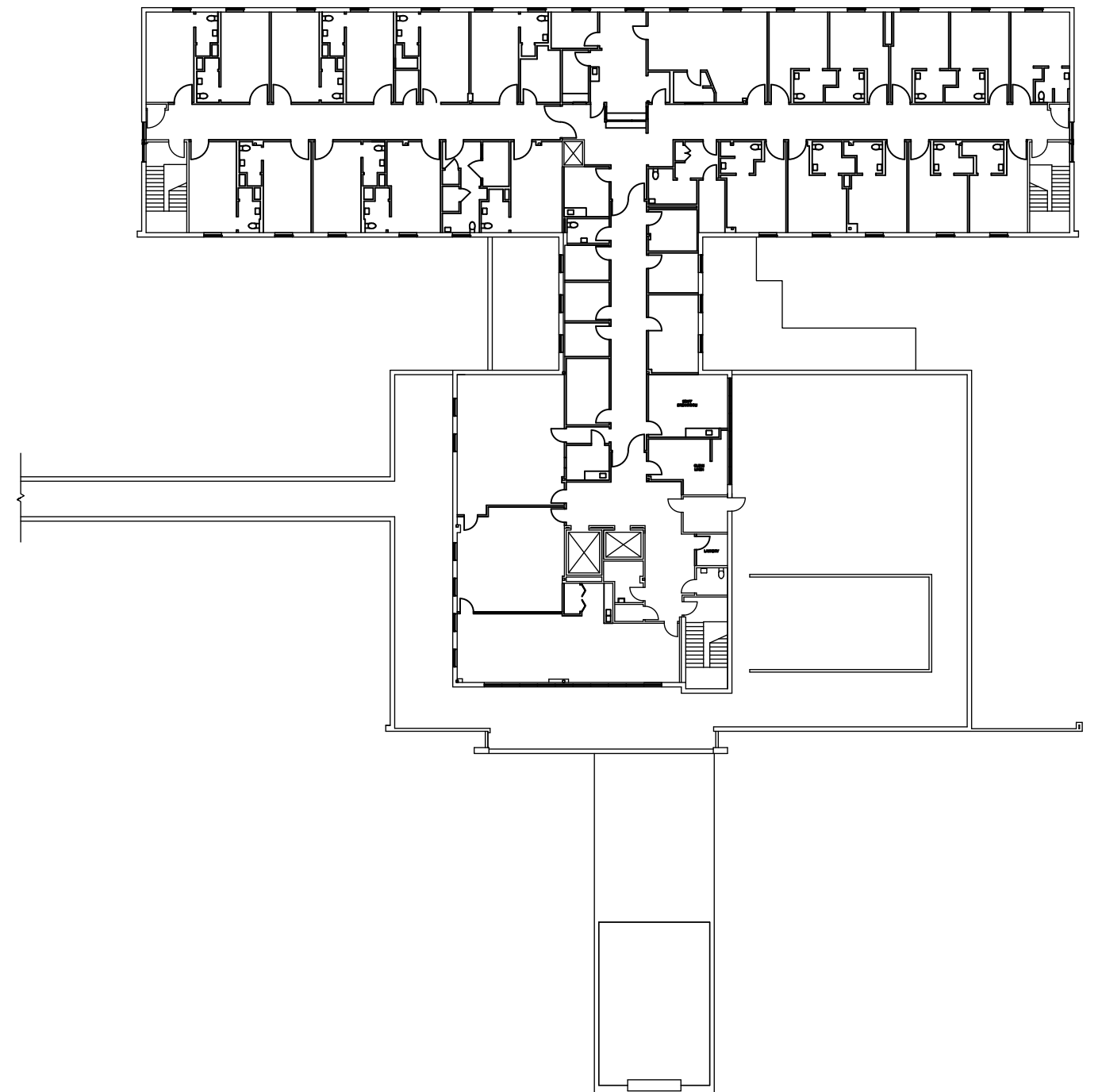
*Floor 1*



# FLOOR PLANS

2809 South Mayhill Road

*Floor 2*



Aerial Map

2809 SOUTH MAYHILL ROAD, DENTON, TX 76208

 **Texas Health**  
Presbyterian Hospital  
DENTON  
Healing Hands. Caring Hearts.™

2809 SOUTH MAYHILL ROAD,  
DENTON, TX 76208

 **BaylorScott&White**  
HEART AND VASCULAR HOSPITAL  
DALLAS • FORT WORTH

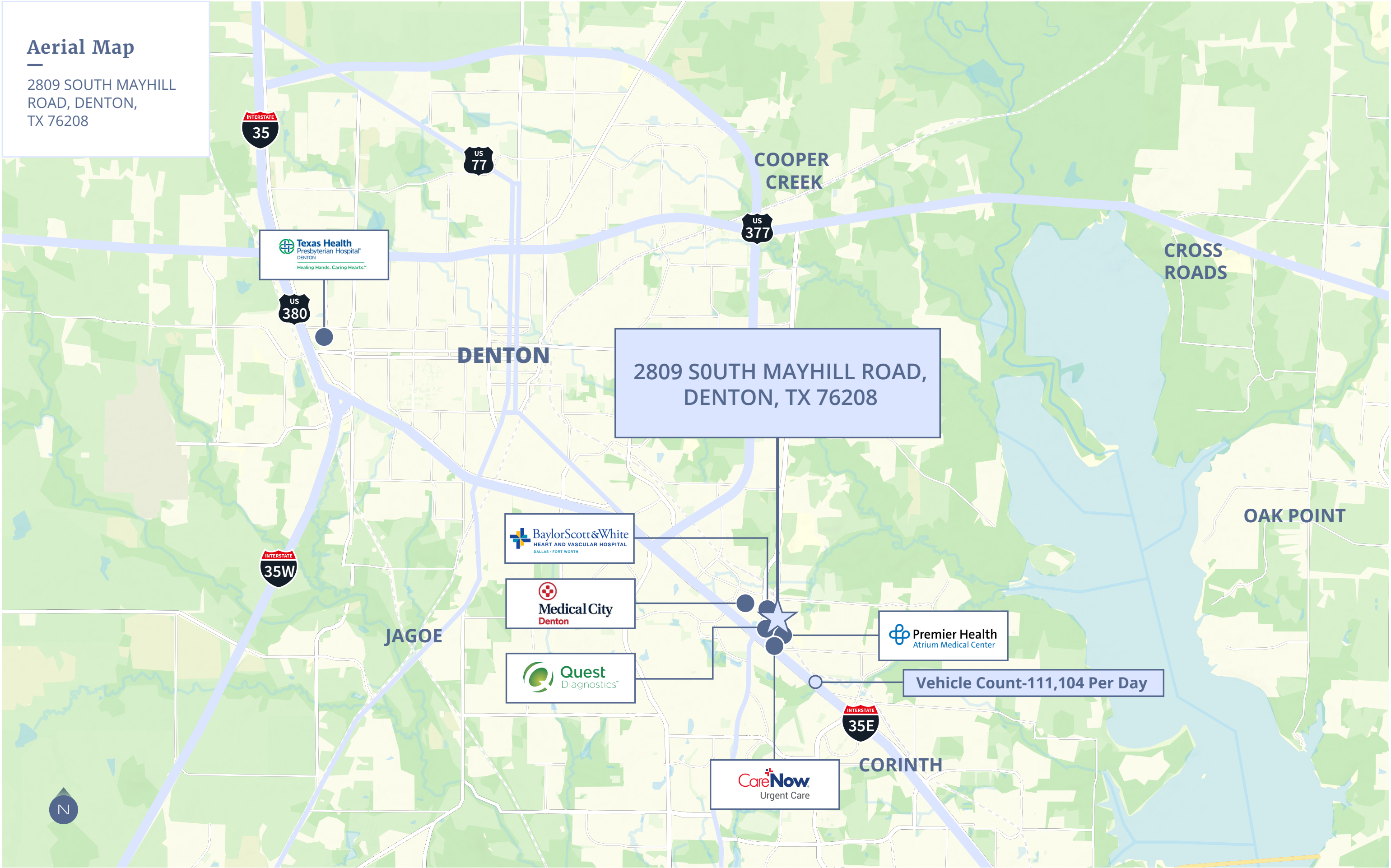
 **Medical City**  
Denton

 **Quest**  
Diagnostics™

 **Premier Health**  
Atrium Medical Center

Vehicle Count-111,104 Per Day

 **CareNow**  
Urgent Care



# GET IN TOUCH

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