



# JOSEY PLACE SHOPPING CENTER – FOR LEASE

13920 Josey Lane, Farmers Branch, TX 75234

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# Josey Place Shopping Center

For Lease

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## PROPERTY HIGHLIGHTS

- Suite 100 (2nd Generation Restaurant) is currently occupied but available, offering a rare opportunity to secure a built-out restaurant space in an established center
- Strong visibility and prominent signage opportunities with direct frontage on Josey Lane
- Convenient access to IH-35E, Belt Line Road, and President George Bush Turnpike
- Dense surrounding residential neighborhoods providing a steady daytime and evening customer base
- Ample surface parking for retail and restaurant users

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,800 SF
Building Size:	17,030 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,230	38,094	138,653
Total Population	20,659	98,019	311,661
Average HH Income	\$68,592	\$89,471	\$92,924

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## SITE PLAN



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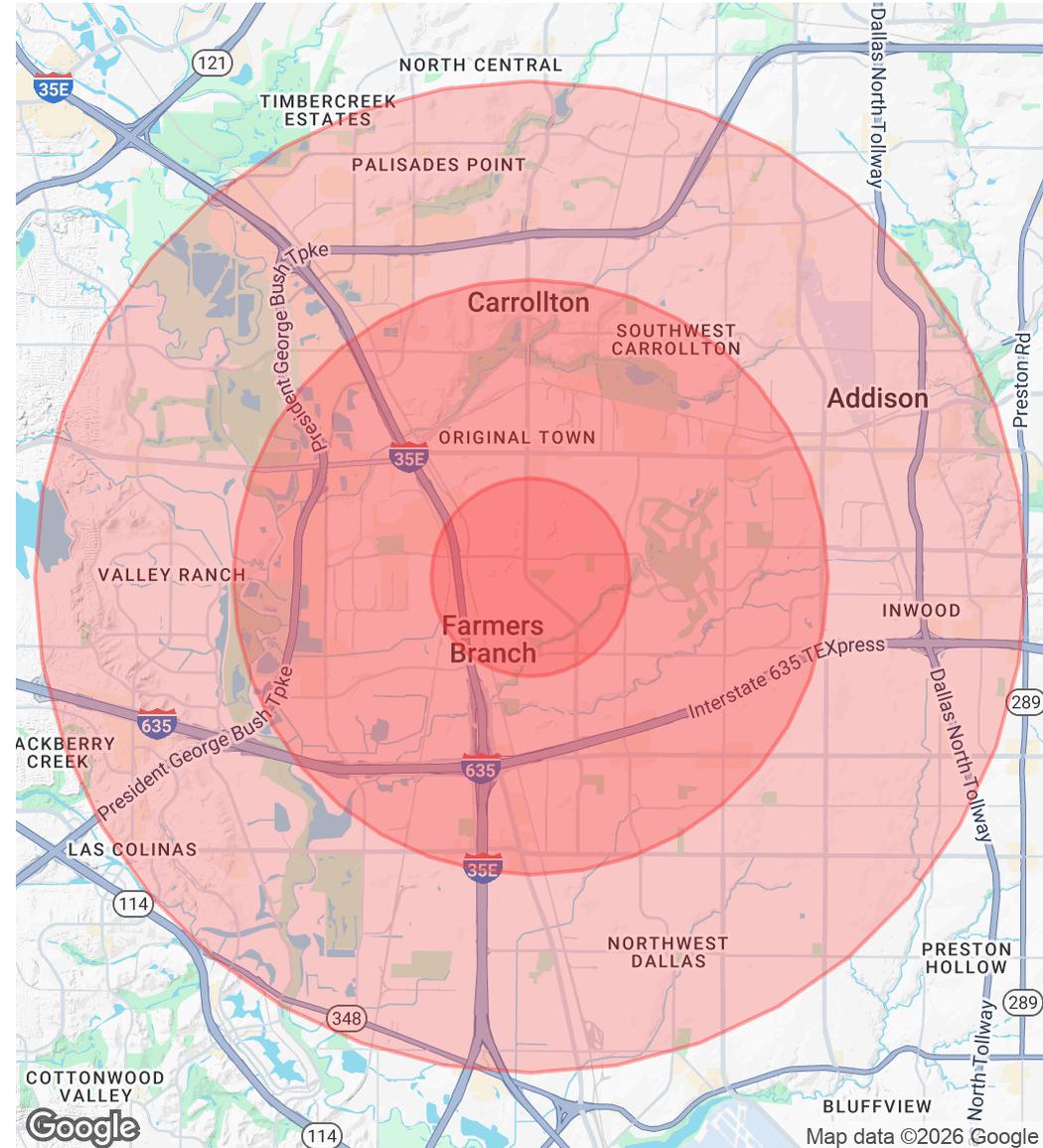
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,659	98,019	311,661
Average Age	34.8	37.0	36.5
Average Age (Male)	33.5	35.7	35.5
Average Age (Female)	35.1	37.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,230	38,094	138,653
# of Persons per HH	3.3	2.6	2.2
Average HH Income	\$68,592	\$89,471	\$92,924
Average House Value	\$179,513	\$204,311	\$217,208

2020 American Community Survey (ACS)



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