



TENANT MIX

Josey Ranch is located on the northwest corner of Josey Lane and Keller Springs in Carrollton, Texas. Anchored by a 7-Eleven and Pollo Salsa and adjacent to McDonald's and Chase Bank, this center has high traffic and good visibility to Josey Lane and Keller Springs.

PROPERTY OVERVIEW

1st Level Rental Rates: From \$22.00 PSF
2nd Level Rental Rates: From \$18.00 PSF
NNN's: \$6.26 PSF

AVAILABLE

- From 770 SF to 3,545 SF

TRAFFIC COUNTS

- Josey Lane: 25,267 Cars Per Day
- Keller Springs: 20,914 Cars Per Day

DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	12,790	139,925	392,149
Median Age:	36	34	33
Median HH Income:	\$81,136	\$73,486	\$86,251

TENANT ROSTER AND SITE PLAN | FIRST FLOOR

SUITE	TENANT	SF
100	7-Eleven	2,479
104	Silk Nails	1,622
108	Ranch Donuts	810
110	Tobacco Cheaper	1,100
112	Subway	1,120
114	Paparazzi Pizza	933
116	The UPS Store	1,206
120	Available	3,320



TENANT ROSTER AND SITE PLAN | SECOND FLOOR

SUITE	TENANT	SF
104	Josey Ranch Hair Designs	1,901
208	Instant USA Tax	825
210	Allstate Insurance	820
216	Available	3,545
218	Available	770
220	Dazzling Smile Dental Group	2,324

