

CARROLLTON OUTPATIENT MEDICAL BUILDING

4352 N Josey Lane
Carrollton, TX 75010

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LISTED
NYSE



Leasing Information:
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8140 Walnut Hill Lane Suite 700
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CARROLLTON OUTPATIENT MEDICAL BUILDING

Outpatient Medical For Lease

4352 N Josey Lane | Carrollton, TX 75010



Property Highlights

- Surface patient parking
- Close retail amenities
- Easy patient access
- Tenant improvement allowance available
- Two vaults available

Property Overview

Carrollton Outpatient Medical Building is a single-story outpatient medical building totaling 21,470 SF in Carrollton, Texas. Located adjacent to The Carrollton Regional Medical Center Campus, the building features easy patient and physician ingress/egress via North Josey Lane (exceeding 30,000 VPD). The available building suites are in second-generation condition and ownership is offering tenant improvement packages for customizable space plans.

Availabilities	SF
Full Building	1,000 - 21,470 SF

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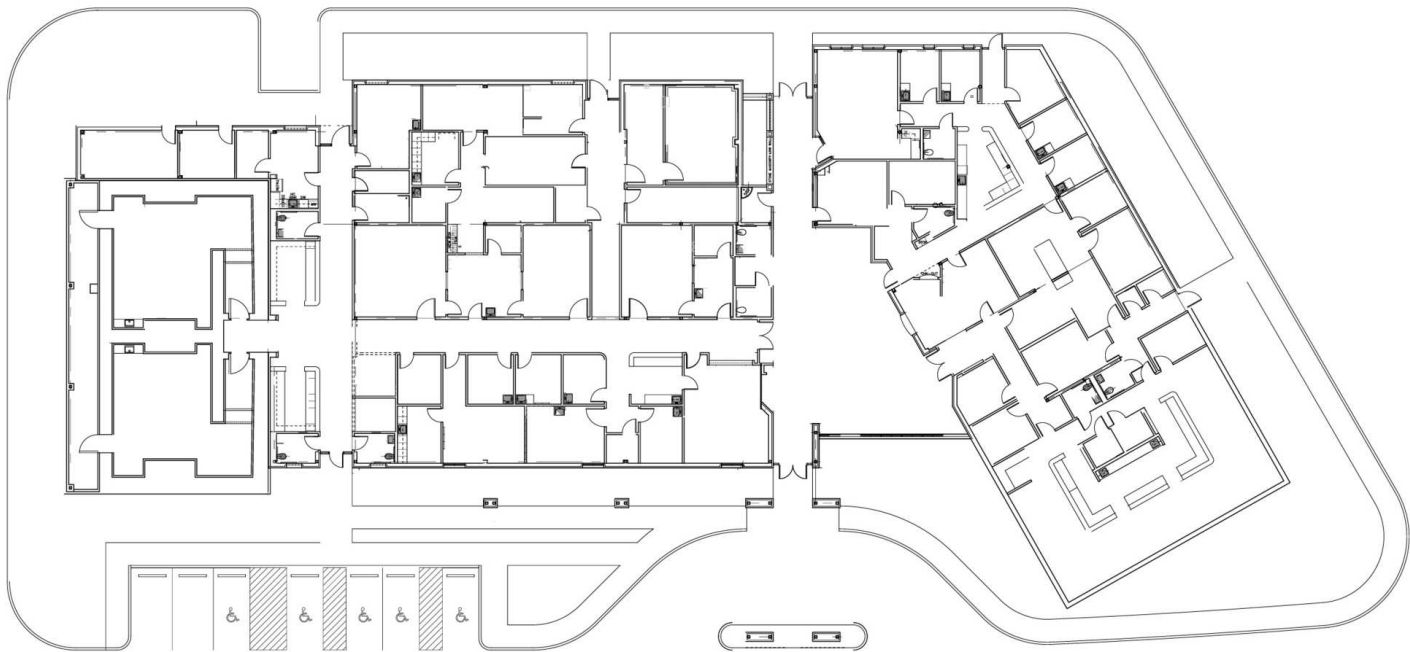
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Whole Building

4352 N Josey Lane | Carrollton, TX 75010



Suite	Size
Full Building	1,000 - 21,470 SF

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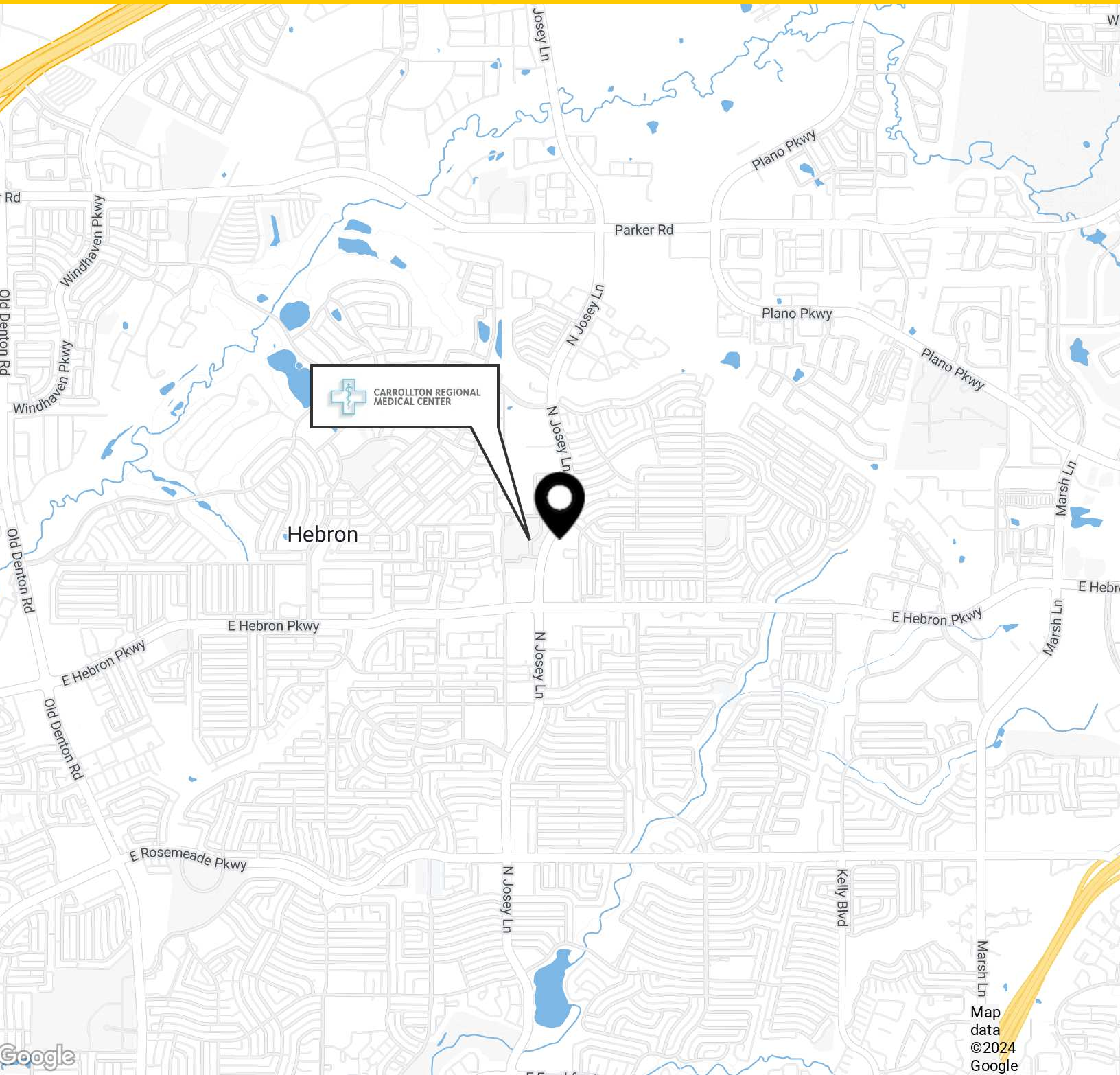
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Location Map

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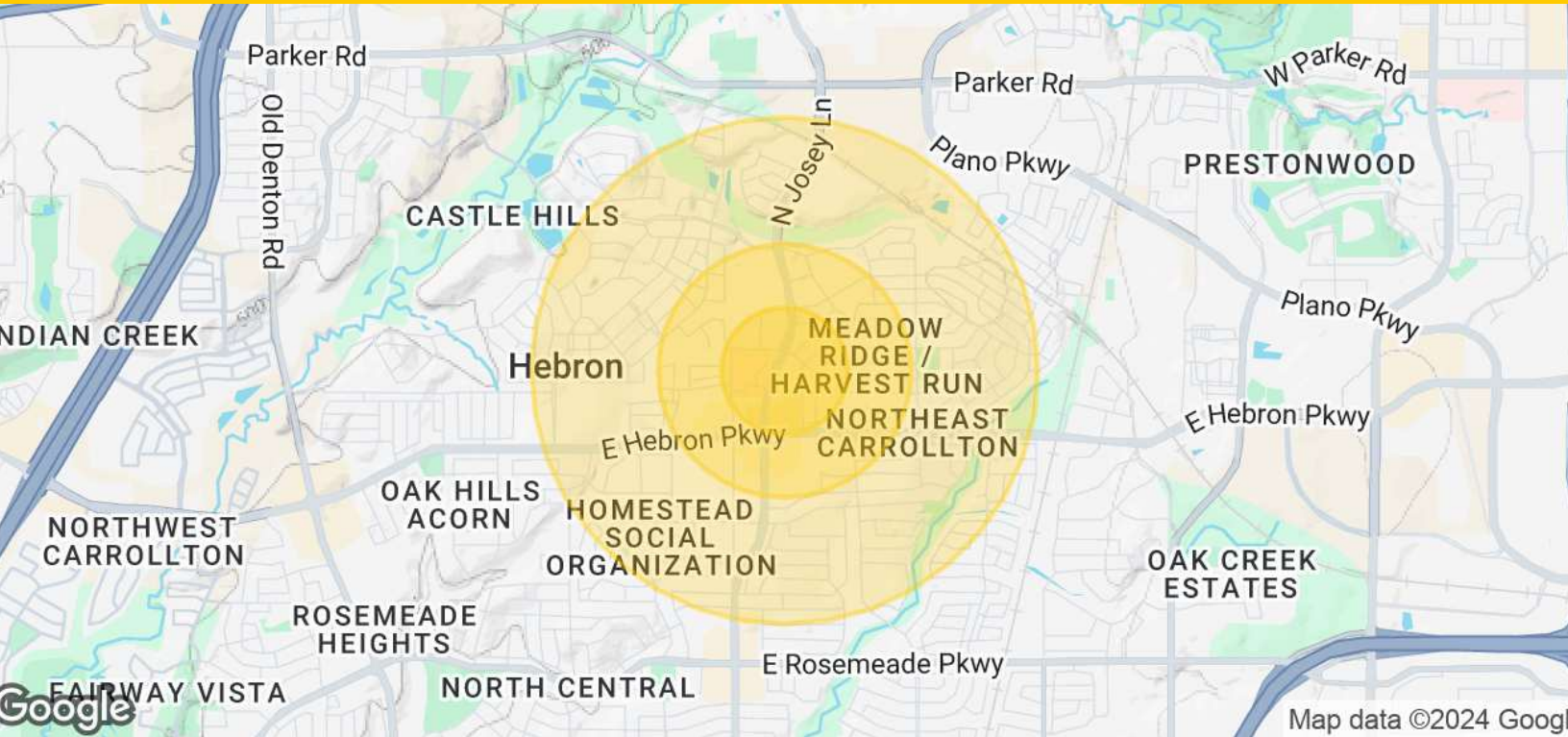
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Demographics Map & Report

4352 N Josey Lane | Carrollton, TX 75010



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,283	4,912	17,313
Average Age	35.3	37.5	40.0
Average Age (Male)	31.1	34.3	38.2
Average Age (Female)	38.9	40.2	41.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	437	1,664	6,439
# of Persons per HH	2.9	3.0	2.7
Average HH Income	\$116,334	\$122,778	\$121,479
Average House Value	\$329,709	\$339,807	\$307,425

2020 American Community Survey (ACS)

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