

BOWERY PARK

120 MAIN ST — HIGHLAND VILLAGE, TX 75077



For leasing information —
KOBALT LEASING 214.441.7500



Bowery Park is a boutique mixed-use property located along Justin Road, the primary corridor through the affluent communities of Highland Village and Flower Mound.

Bowery Park is an attractive location for retailers and office tenants seeking great visibility and a community feel.



65,447

TOTAL SF

4.55/1000 SF

PARKING RATIO

36,282 VPD

JUSTIN ROAD

42,780 VPD

LONG PRAIRIE ROAD

BOWERY PARK 120 MAIN ST — HIGHLAND VILLAGE, TX 75077



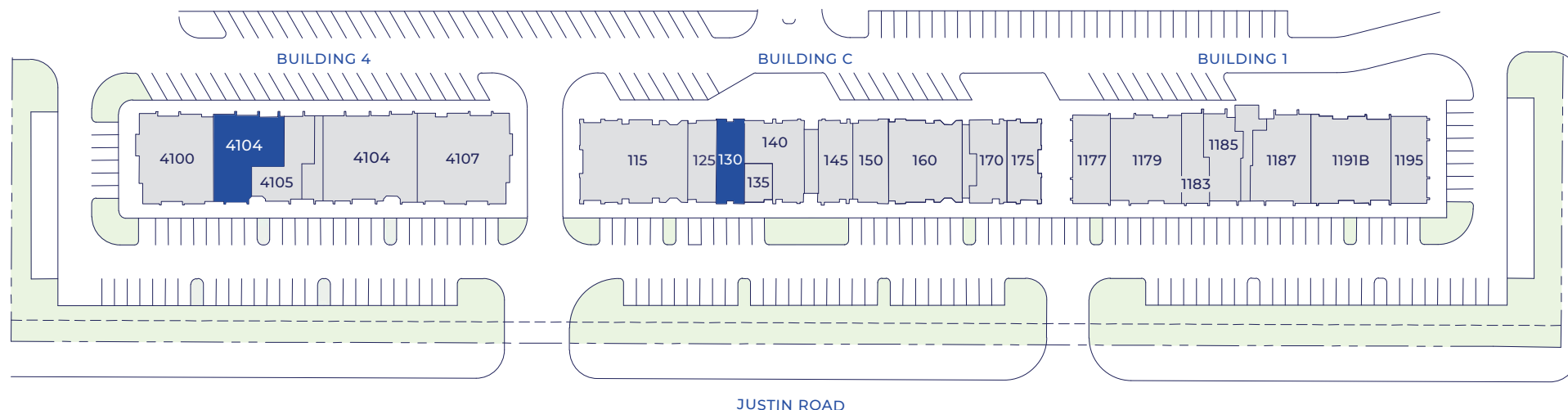
	1 MILE	3 MILES	5 MILES
Estimated Population	10,202	75,385	190,394
Average Household Income	\$182,974	\$149,301	\$136,846
Total Housing Units	3,243	26,026	64,805
Daytime Population	11,486	74,925	182,547
Medium Home Value	\$380,834	\$362,152	\$321,701



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Site Plan — LOWER LEVEL — RETAIL



Building 4

SUITE	SF	TENANT
4100	3,952	Liquor Lane
4104	1,600	VAVANT
4105	2,000	Cryo Nation
4106	4,188	Rhi & Co
4107	2,871	Lisbys Kitchens

Building C

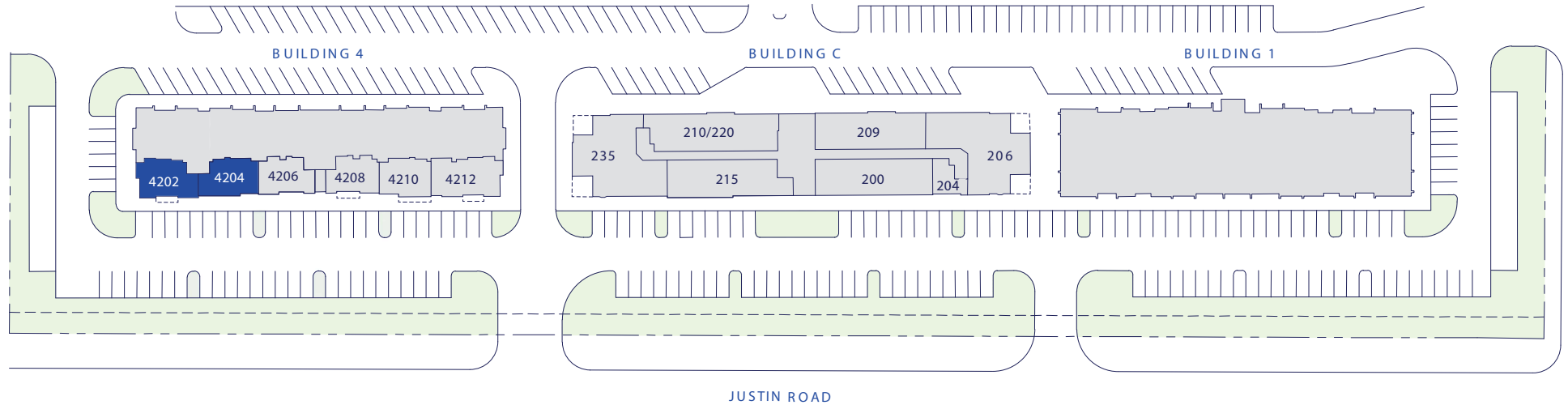
SUITE	SF	TENANT
115	3,950	Message Life Center
125	1,141	The Sweet Shop
130	1,112	VAVANT
135	600	Trophy Blooms
140	1,650	Sip Stir Coffee House
145	1,168	Good Morning Donuts
150	1,456	Color Me Mine
160	3,123	Revive Primary Care & MedSpa
170	1,462	What's On Tap
175	1,200	Boba Bar

Building 1

SUITE	SF	TENANT
1177	1,585	Club Pilates
1179	2,911	Triumph Physical Therapy & Wellness
1183	1,152	SOI Brow
1185	1,458	him.barbers
1187	2,701	Pediatric Management Solutions
1191B	2,178	Beem
1195	1,572	Froyo Joe's of Highland Village



Site Plan — UPPER LEVEL — OFFICE



Building 4

SUITE	SF	TENANT
4202	1,187	VACANT
4204	1,131	VACANT
4206	975	CMG Mortgage
4208	1,004	Edward Jones Branch #25116
4210	1,000	Boulder Peak Capital
4212	1,500	Certainty Home Loans

Building C

SUITE	SF	TENANT
200	2,147	Highland Village Counseling
204	500	Brent Hickman Agency
206	2,277	Christman Attorneys
209	1,985	Crannell, Crannell and Martin Corp
210	900	Morrison Financial
215	2,104	Audrey L. Stansbury
220	615	Morrison Suites
235	2,689	Christman Attorneys

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