

VILLAGE II SHOPPING CENTER

DALLAS, TX | 6300 Samuell Blvd.

FOR LEASE



DESCRIPTION:

Village II shopping center is a neighborhood retail center located in the SEQ of Jim Miller Road and Samuell Blvd in Dallas, Texas. The center is anchored by Fresenius Medical Care and restaurants Cici's Pizza and El Regio Restaurant. Village II has abundant parking, easy access from I-30, I-635 and Hwy 80.

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2019 Population	16,839	119,917	363,157
Households	5,919	41,201	126,196
Daytime Population	14,258	106,885	324,469
Average HH Income	\$66,993	\$67,176	\$73,292

AVAILABLE:

Ste 112 – 2,892 SF

RATE:

\$10.00 - \$12.00 PSF

NNN:

\$4.18 PSF (2024)

TRAFFIC COUNTS:

Samuell Blvd.: 14,631 VPD
Jim Miller Rd.: 21,220 VPD
(Kalibrate 2019)

PRIDE
COMMERCIAL PROPERTIES

MANUEL RAMON
972.591.4429
manuel@pridedfw.com

MICHAEL DUBOIS
214-629-4042
michael@pridedfw.com

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SAMUEL BULEVARD



TENANT	SUITE	SIZE	TENANT	SUITE	SIZE
CiCi's Pizza	101	5,397	Safe Med Pharmacy	118	2,000
Nationwide Insurance	105	1,200	Urban Clinic Grace Southern	120	3,748
Texas Best Air	106/109	2,900	Village Dialysis	125	12,800
Dream Cuts	110	1,215	7 Day Deals	140	7,450
AVAILABLE	112	2,892	Leased	145	3,266
Linda Salon	114	1,200	Women's Clinic	154	1,985
Drug Test First	115	1,442	Los Del Jalisco	158	1,755
			El Pollo Regio	159	2,808

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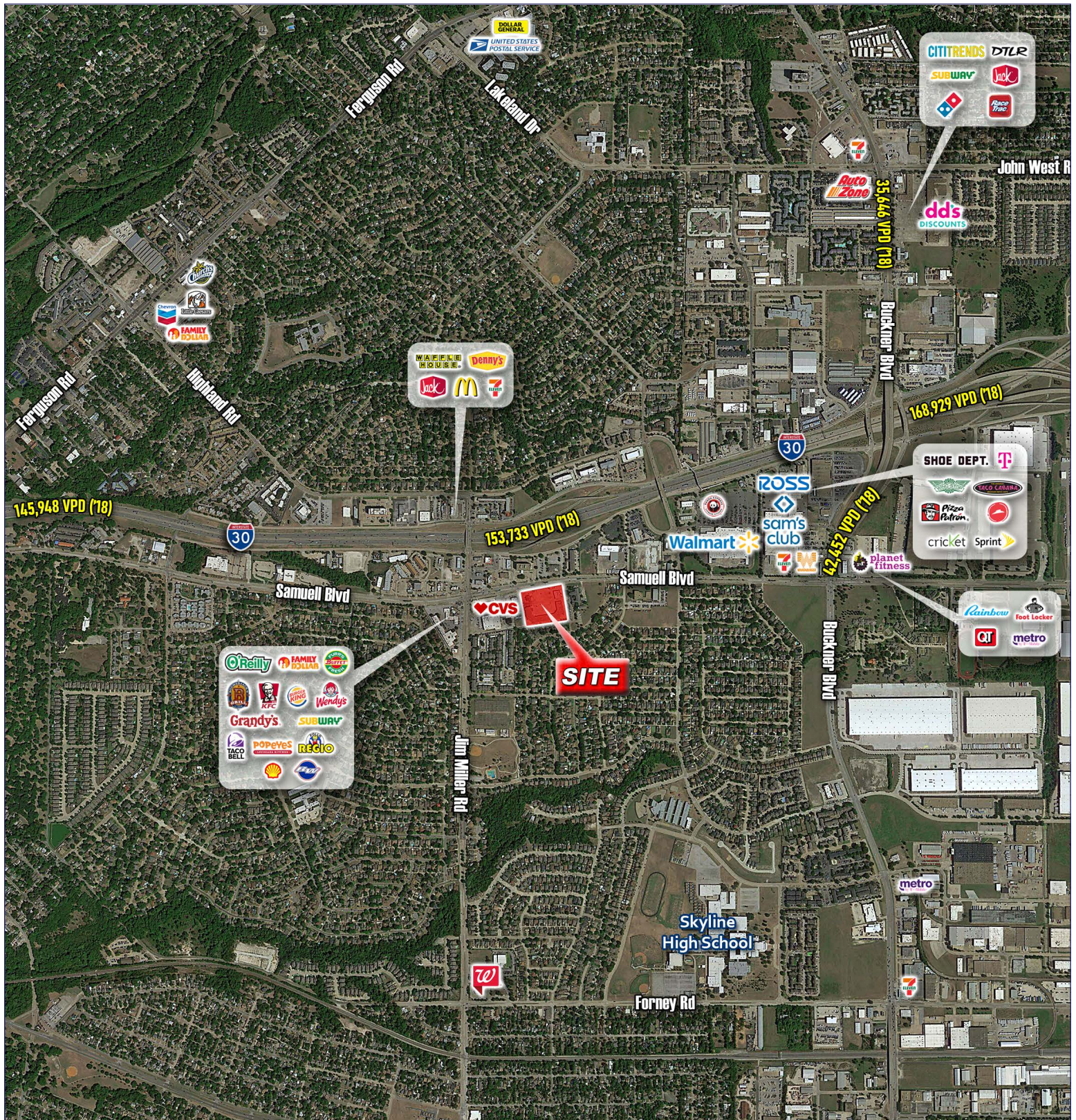
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