



Healthcare & Retail Tenant Mix

Rosemeade Square has great visibility on heavily trafficked Josey Lane in Carrollton, Texas. Due to its proximity to Baylor Medical Center, the property is comprised of healthcare and retail tenants. This is a great opportunity for local medical practitioners, office use, and neighborhood service retail.

Property Overview

Rental Rates:	Negotiable
Available Space:	1,902 SF (endcap) 2,050 SF (endcap)
NNN's:	\$3.48 PSF
Finish-out Allowance:	Negotiable

TRAFFIC COUNT

North Josey Lane: 33,629 Cars Per Day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	18,320	138,545	260,667
Median Age:	34	33	34
Median HH Income:	\$96,905	\$102,121	\$118,703

Tenant Roster

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	OsteoStrong	1,742	109	ML Beauty Academy	2,579	120	UNAVAILABLE	1,360
101	AVAILABLE	1,902	111	Ortho Works Lab	1,314	122	Dr. Gentry	1,860
102	Dr. Campbell	2,432	112	Star Jiu-Jitsu	5,514	124	N. Texas Chess Academy	2,244
104	Carrollton Podiatrist	2,040	116	Young Tailor	1,090	126	AVAILABLE	2,050
108	Future Events	846	118	Watch Doc	971			

Site Plan

