



HEALTHCARE & RETAIL TENANT MIX

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

PROPERTY OVERVIEW

| | |
|-----------------------|-------------------|
| Rental Rates: | Negotiable |
| Available Space: | 2,040 SF |
| | 2,579 SF |
| | 971 SF |
| | 2,050 SF (endcap) |
| NNN's: | \$3.48 PSF |
| Finish-out Allowance: | Negotiable |

TRAFFIC COUNT

North Josey Lane: 33,629 Cars Per Day

DEMOGRAPHICS

| | 1Mile | 3Mile | 5Mile |
|-------------------|----------|-----------|-----------|
| Population: | 16,071 | 118,280 | 227,409 |
| Median Age: | 34 | 33 | 34 |
| Median HH Income: | \$88,807 | \$102,121 | \$118,703 |

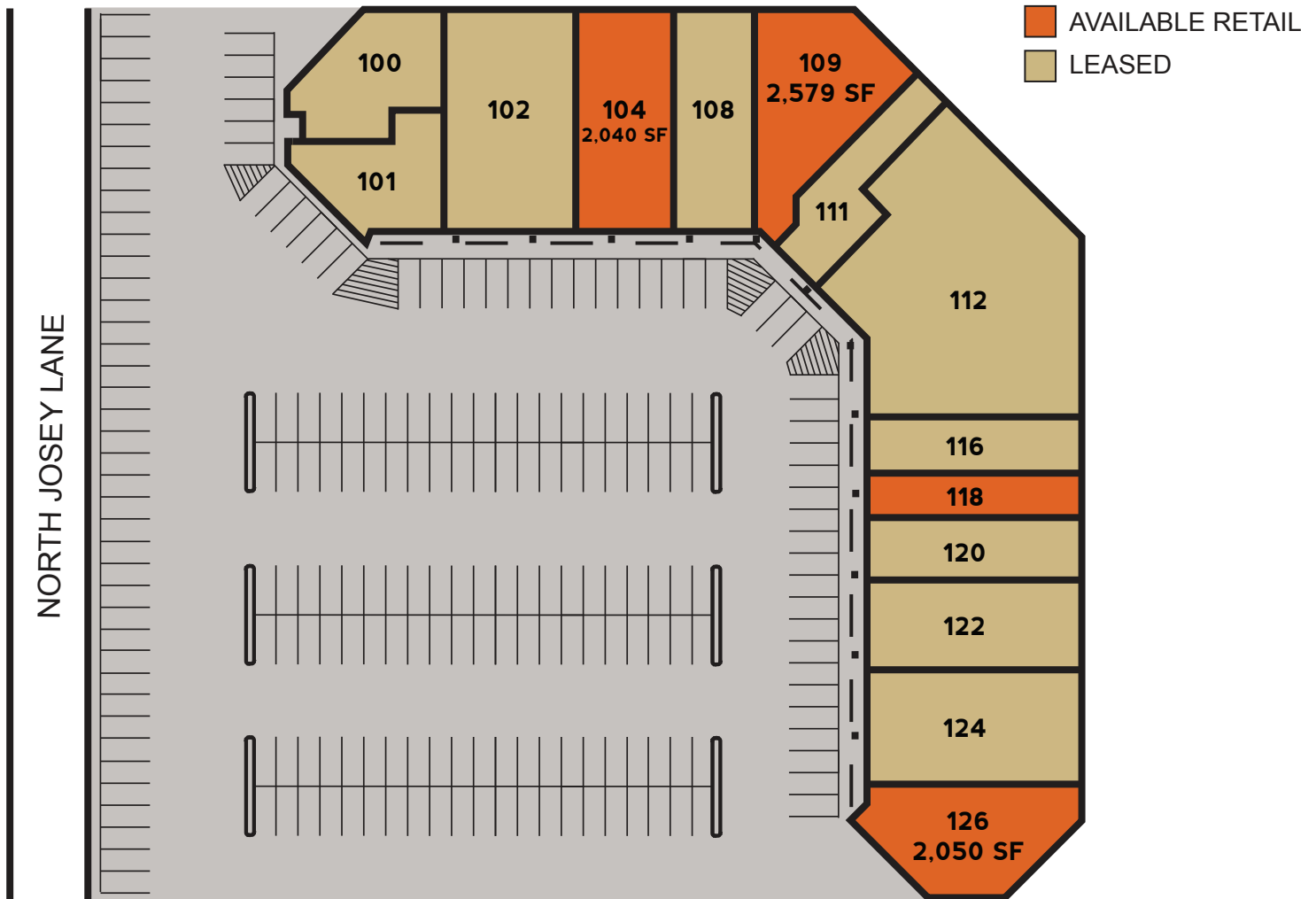
For leasing information:
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TENANT ROSTER

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|----------------------------|-------|-------|-----------------|-------|-------|------------------------|-------|
| 100 | OsteoStrong | 1,742 | 109 | Available | 2,579 | 120 | Dr. Weinstein | 1,360 |
| 101 | N. TX Clinical Weight Loss | 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 | Available | 2,040 | 116 | Young Tailor | 1,090 | 126 | Available | 2,050 |
| 108 | Future Events | 846 | 118 | Available | 971 | | | |

SITE PLAN



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