



## HEALTHCARE 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 predominantly comprised of healthcare tenants. This is a great opportunity for local medical practitioners and daytime restaurants.

## PROPERTY OVERVIEW

Rental Rates: \$15.00 PSF  
 Available Space: 1,090 - 5,514 SF  
 NNN's: \$3.81 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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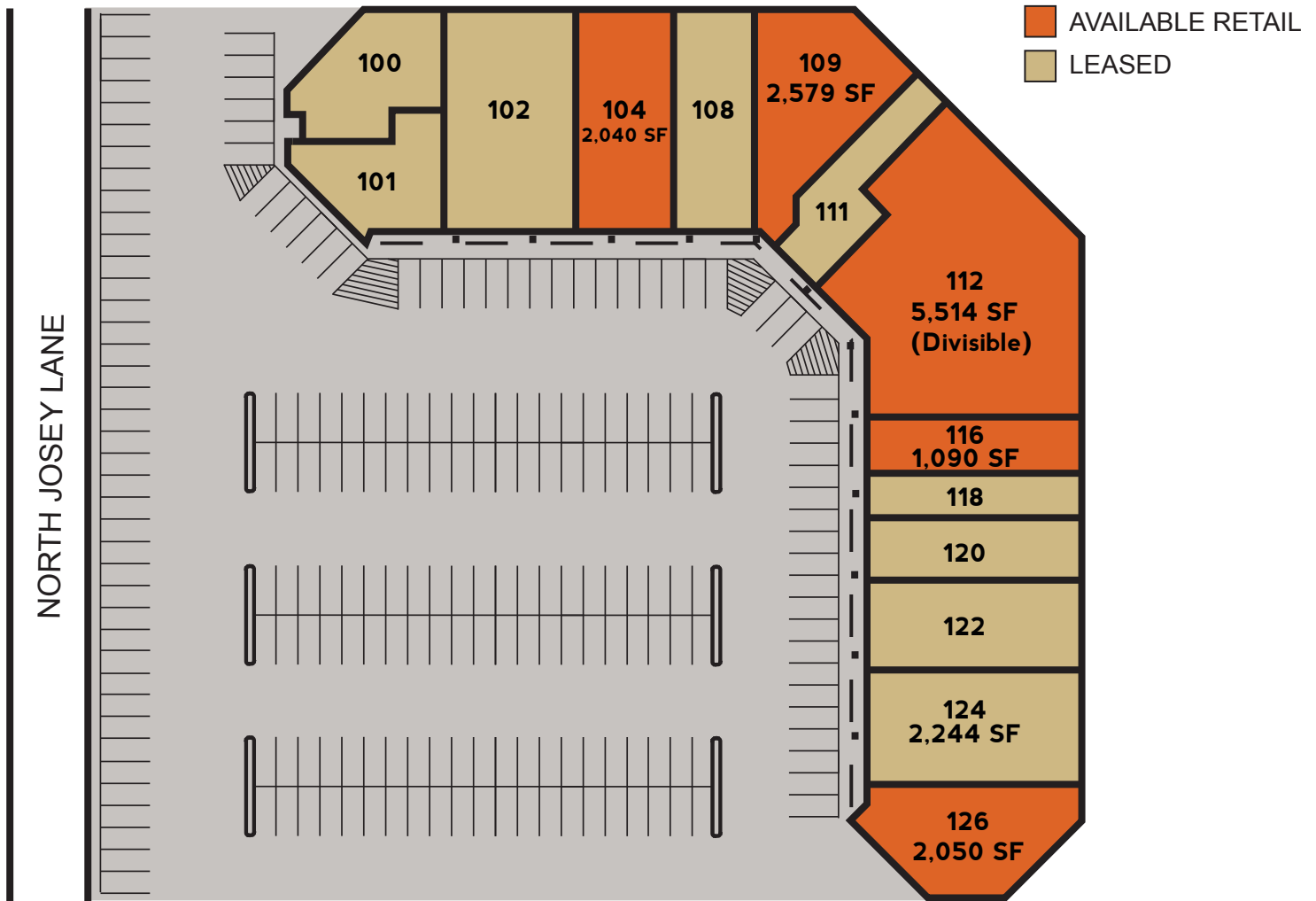
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## TENANT ROSTER

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	Available	5,514 (Divisible)	124	N. Texas Chess Academy	2,244
104	Available	2,040	116	Available	1,090	126	Available	2,050
108	Radar Hail Solutions	846	118	State Farm Insurance	971			

## SITE PLAN



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