



COMERICA BANK BUILDING | 2625 N JOSEY LN, CARROLLTON, TX 75007

Features

Prime office space at one of Carrollton's busiest intersections at northwest corner of SH-190 and Josey Lane.

- Comerica Bank on site
- Aggressive rates
- Convenient access to shopping and restaurants
- Short term office lease opportunity

FOR LEASE

TOTAL SF: 31,973

AVAILABLE SF: 7,339

MIN CONTIGUOUS SF: 781

MAX CONTIGUOUS SF: 3,693

OF FLOORS: 3

CONTACT FOR MORE INFORMATION

NNN: \$10.13 PER SF/YR EST.

Traffic Counts

George Bush Turnpike (SH-190) 107,893 VPD

Josey Lane 47,072 VPD

Demographics

YEAR: 2023

1 MILE

3 MILE

5 MILE

Total Population

17,482

133,341

314,908

Total Households

6,394

53,668

134,121

Average Household Income

\$102,050

\$106,743

\$121,990

5 Year Population Growth

8.34%

1.31%

1.90%

Alan Grayson

Senior Vice President - Asset
Management

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Area Retailers & Businesses

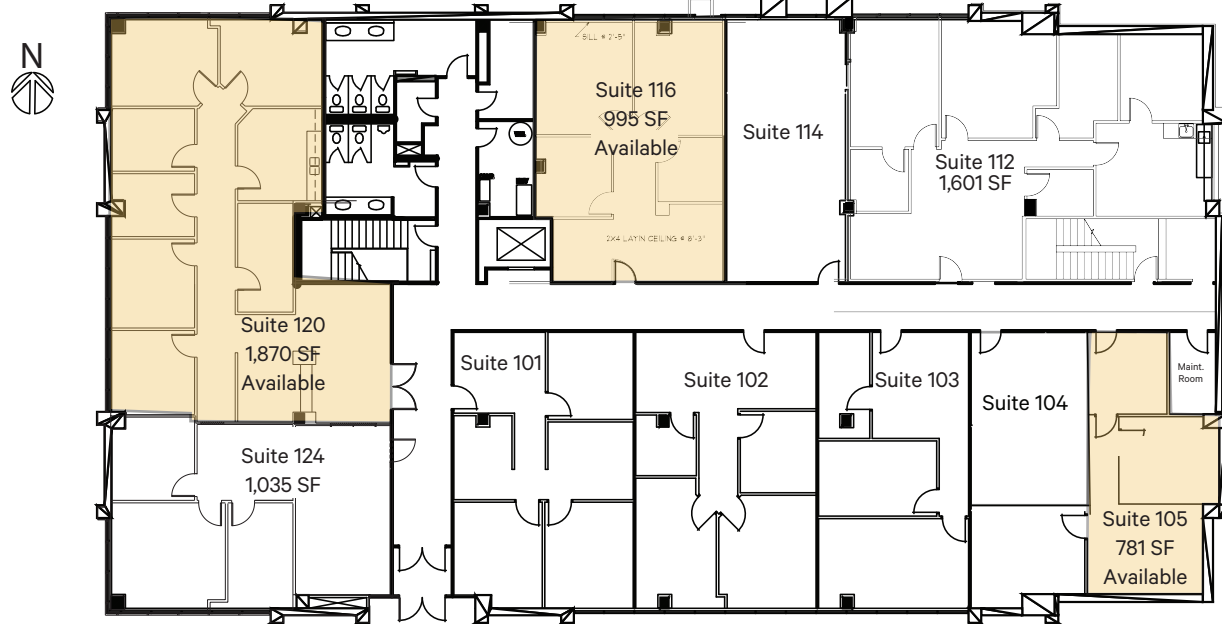


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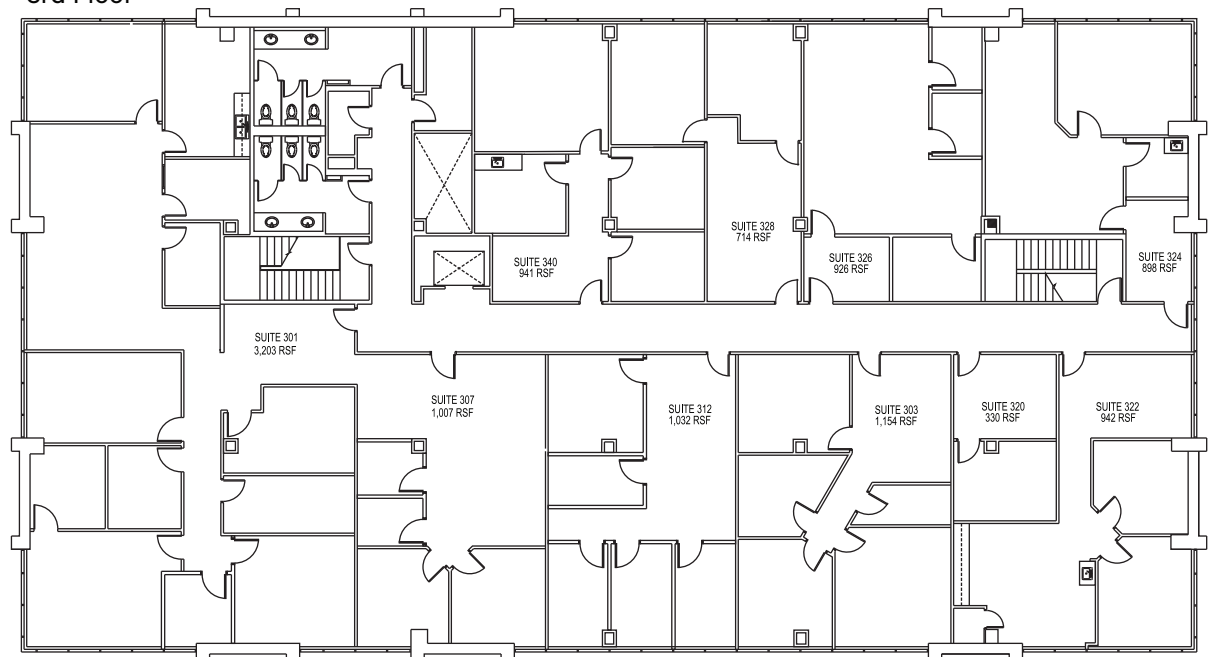
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Ground Level



3rd Floor



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