



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	Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
George Bush Turnpike (SH-190) 107,893 VPD	Total Population		17,482	133,341	314,908
Josey Lane 47,072 VPD	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%

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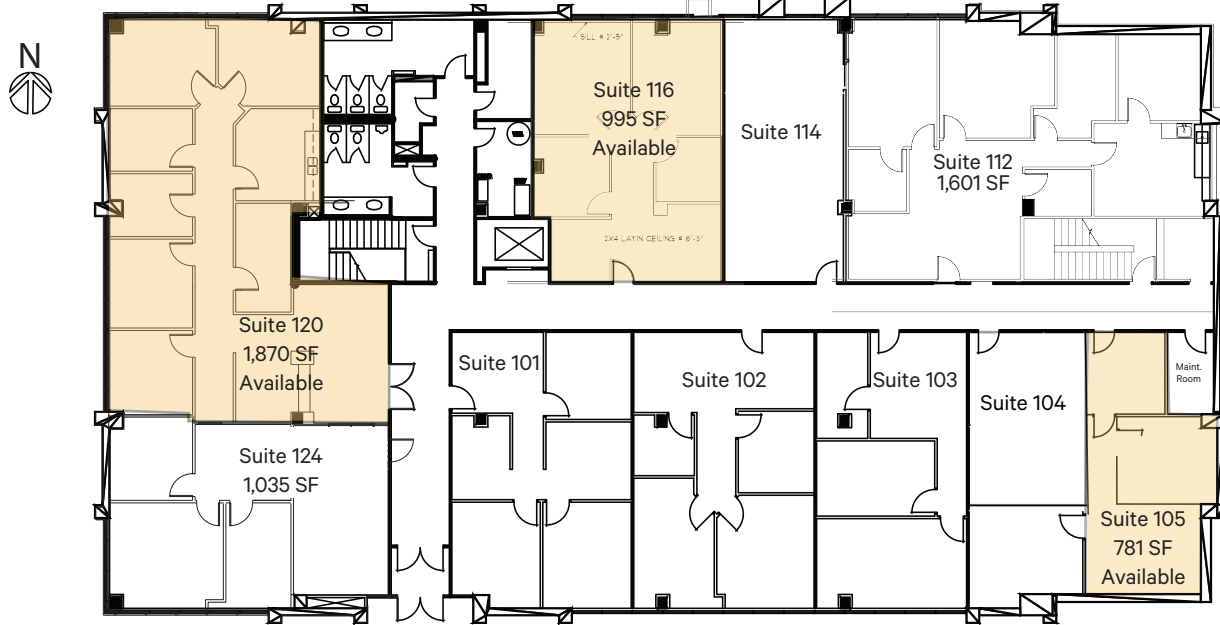
Area Retailers & Businesses



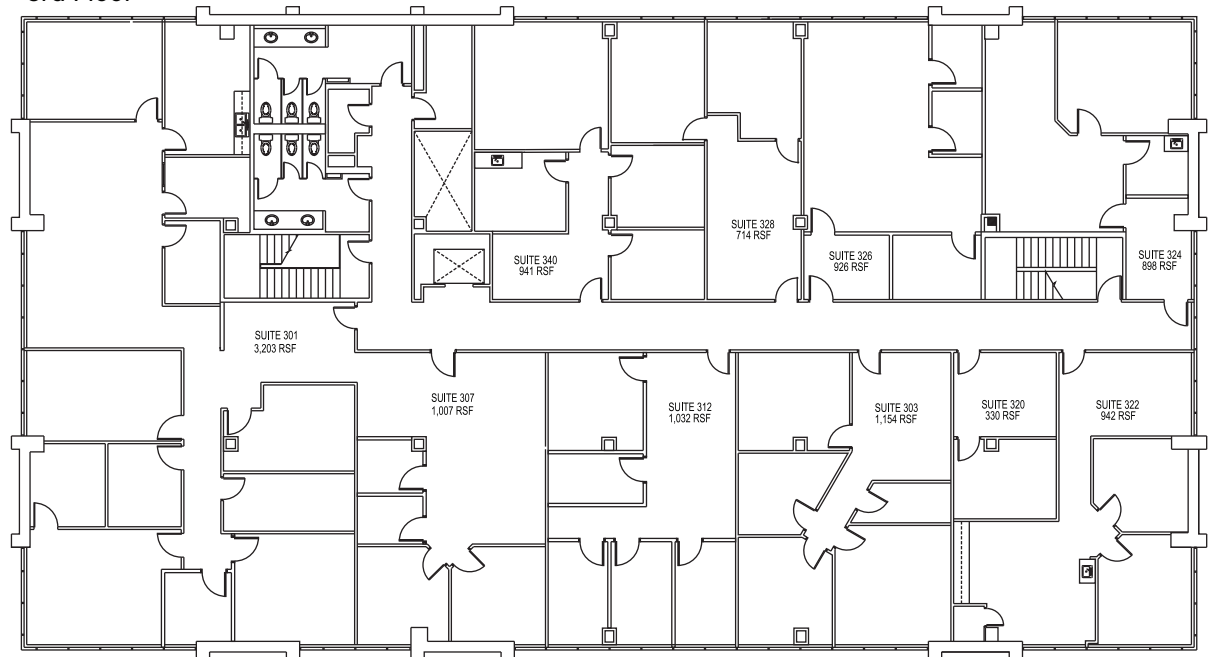
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Ground Level



3rd Floor



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