

4112 N Josey Lane  
Carrollton, TX 75007  
DFW MSA

# Josey Oaks Crossing

## RETAIL SPACE FOR LEASE

For information, please visit:  
[www.pinetree.com/josey-oaks-crossing](http://www.pinetree.com/josey-oaks-crossing)



## FEATURES

- Located in Carrollton, an affluent suburb of Dallas, at the dominant location of the southeast corner of Hebron Parkway and Josey Lane, the 90,208-square-foot Josey Oaks Crossing features anchor Tom Thumb.
- Other retail tenants include Bank of America, Wendy's, Great Clips, Subway, Papa John's Pizza, and Fuzzy's Taco Shop.
- Carrollton is a vibrant corporate and residential community home to over 9,000 businesses and 127,800 people. The area is known for its high quality of life, abundant parks, excellent schools and safe neighborhoods.

View more storefront and aerial photos at:  
[www.pinetree.com/josey-oaks-crossing](http://www.pinetree.com/josey-oaks-crossing)

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# Tenant Roster

UNIT	TENANT	SF
2	Bank of America	4,704
1908	Wendy's	3,186
100	In Bloom Flower, Gifts & More	1,500
104	Kids Dental	4,500
1	Tom Thumb	57,553
130-132	Banfield Pet Hospital	3,220
128	OD Wellness	1,985
122	Great Clips	1,500
120	TP Nails	1,270
118	Subway	1,200
116	Papa John's Pizza	1,200
114	Solis Mammography <small>Coming Soon</small>	1,800
112	Available	1,900
110	China One	1,340
108	Fuzzy's Taco Shop	3,350



Josey Oaks Crossing



Pine Tree

# Data & Demographics

Data provided by CreditIntell - Trailing 12-Month Analysis

Total Population	Total Households	Avg Household Income	Total Visits
<b>130.3K</b>	<b>54K</b>	<b>\$94.4K</b>	<b>1.6M</b>

Ethnicity	
Asian	17.85%
Black/African-American	11.05%
Hispanic/Latino	19.85%
White/Caucasian	48.44%
Other	2.81%

