BOWERY PARK

120 MAIN ST — HIGHLAND VILLAGE, TX 75077

KOBALT
INVESTMENT COMPANY

For leasing information —

KOBALT LEASING 214.441.7500

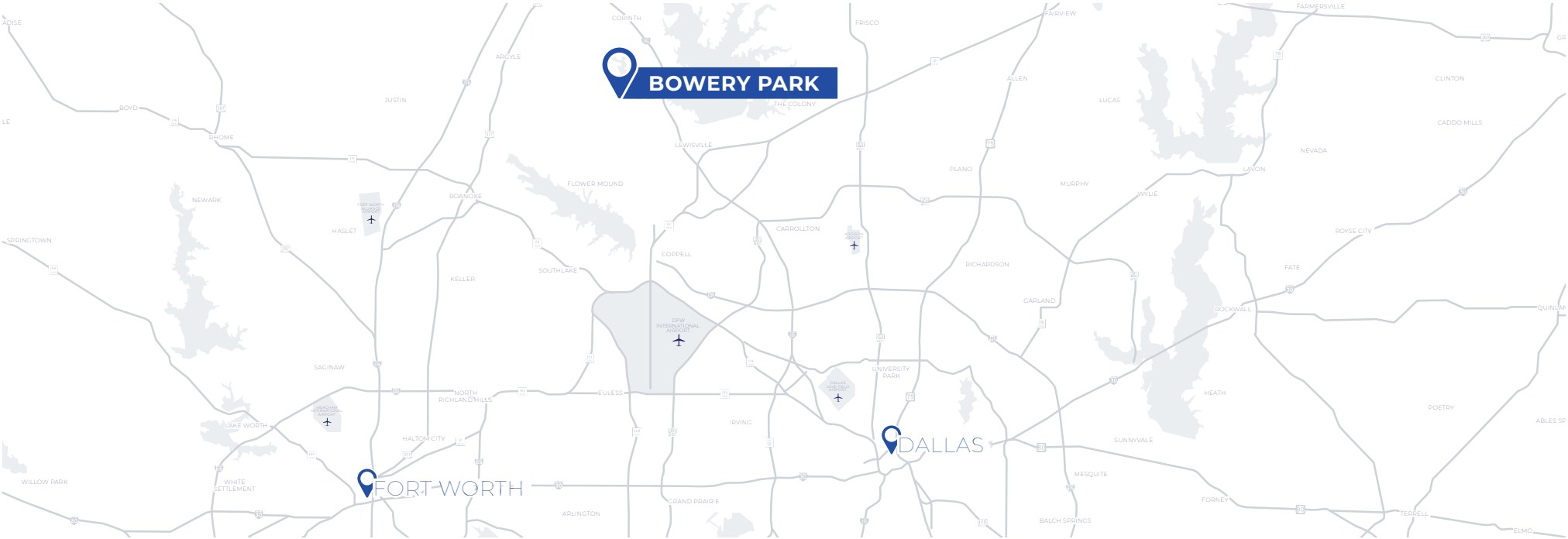
Bowery Park is a boutique mixed-use property located along Justin Road, the primary corridor through the affluent communities of Highland Village and Flower Mound.

Bowery Park is an attractive location for retailers and office tenants seeking great visibility and a community feel.

65,447	4.55/1000 SF	36,282 VPD	42,780 VPD
TOTAL SF	PARKING RATIO	JUSTIN ROAD	LONG PRAIRIE ROAD

BOWERY PARK 120 MAIN ST — HIGHLAND VILLAGE, TX 75077

	1 MILE	3 MILES	5 MILES
Estimated Population	10,202	75,385	190,394
Average Household Income	$182,974	$149,301	$136,846
Total Housing Units	3,243	26,026	64,805
Daytime Population	11,486	74,925	182,547
Medium Home Value	$380,834	$362,152	$321,701



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Site Plan — LOWER LEVEL — RETAIL

Building 4

SUITE	SF	TENANT
4100	3,952	Liquor Lane
4104	1,141	Frenchie's Nail Salon
4105	2,000	Cryo Nation
4106	4,188	Rhi & Co
4107	2,871	Lisbys Kitchens

Building C

SUITE	SF	TENANT
115	3,950	Massage Life Center
125	1,141	Wax Pot
130	1,112	Vital Stretch
135	600	Texas Gold & Silver
140	1,650	Sip Stir Coffee House
145	1,168	Good Morning Donuts
150	1,456	Color Me Mine
160	3,123	Revive Primary Care & MedSpa
170	1,462	What's On Tap
175	1,200	Boba Bar

Building 1

SUITE	SF	TENANT
1177	1,585	Club Pilates
1179	2,911	Triumph Physical Therapy & Wellness
1183	1,152	SOI Brow
1185	1,458	him.barbers
1187	3,100	AVAILABLE
1191B	2,178	Beem
1195	1,572	Froyo Joe's

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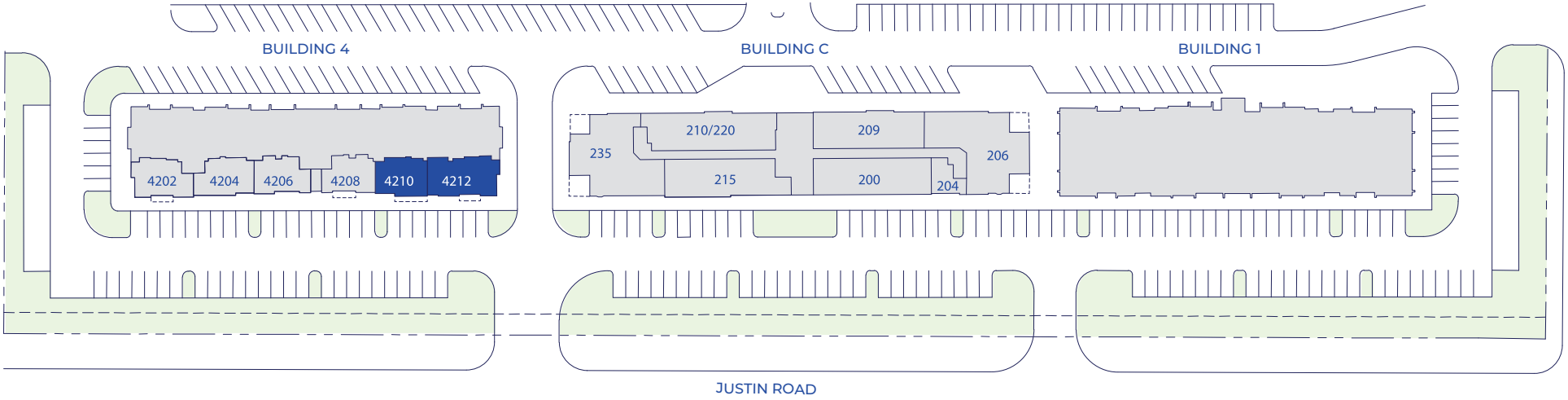
Site Plan — UPPER LEVEL — OFFICE



Building 4

SUITE	SF	TENANT
4202	1,187	Youngberg Law Firm
4204	1,131	Revive Office
4206	975	CMG Home Loans
4208	1,004	NFM Lending
4210	1,000	AVAILABLE
4212	1,500	AVAILABLE

Building C

SUITE	SF	TENANT
200	2,147	Highland Village Counseling
204	500	Brent Hickman Agency
206	2,277	Christman Attorneys
209	1,985	Crannell, Crannell and Martin Corp
210	900	Morrinson Financial
215	2,104	Audrey L. Stansbury
220	615	Morrison Suites
235	2,689	Christman Attorneys