

Village II Retail Center

6300 Samuell Blvd.
Dallas, TX 75228



Village II retail center is a 53,000 SF neighborhood retail center located in the SEQ of Jim Miller Road and Samuell Blvd in Dallas, Texas. The center is anchored by Fresenius Medical Care and restaurants Cici's Pizza and El Regio Restaurant. Village II has abundant parking, and easy access to I-30, I-635 and Hwy 80. The center is located less than a mile from HEB's new Joe V's Smart Shop.

Demographics (map on next page)

	1 Mile	3 Miles	5 Miles
Population	16,721	117,282	352,260
Households	6,076	41,758	126,406
Average HH Income	\$92,307	\$88,482	\$96,620

Available Spaces (site map on next page)

Ste 141 - 1,979 SF
Ste 143 - 1,764 SF
Ste 145 - 5,251 SF

Traffic Counts (2025)

Samuell Blvd: 24,025 VPD
Jim Miller Rd: 17,522 VPD



LEASING

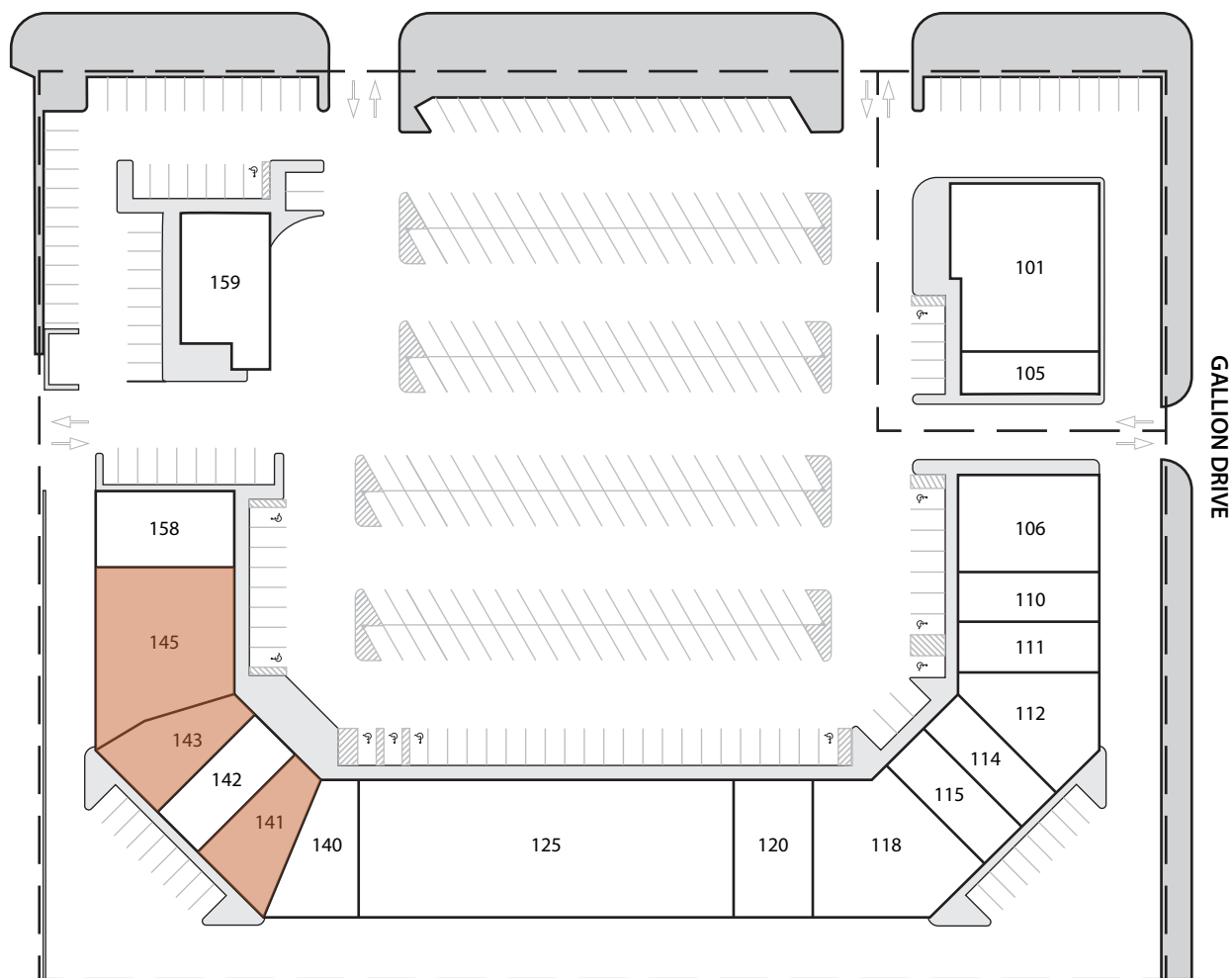
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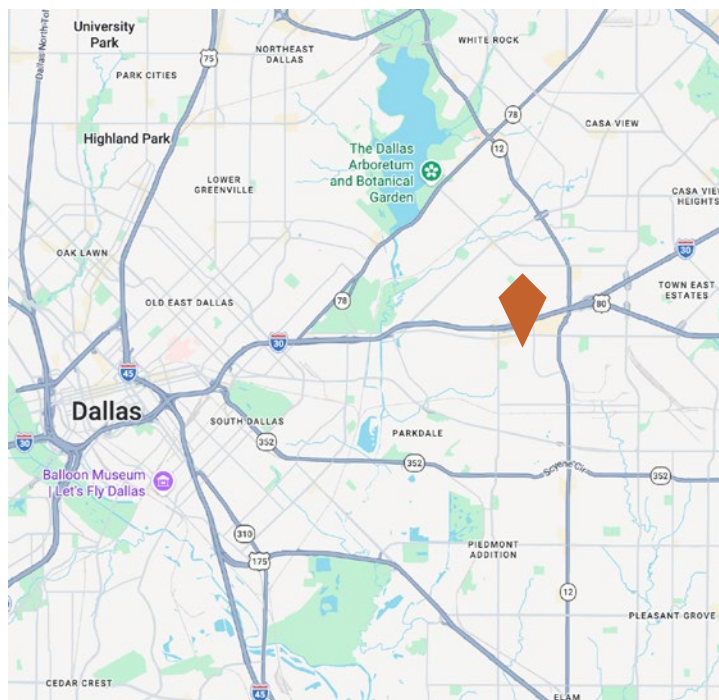


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SAMUELL BOULEVARD



Property Location



Tenant List

Ste 101 - Cicis Pizza

Ste 105 - Nationwide Insurance

Ste 106 - Texas Best Air Supply

Ste 110 - The Dream Cut

Ste 111 - The Maids

Ste 112 - Puff Puff & Pass

Ste 114 - Bellaluz Beauty Salon

Ste 115 - Test First

Ste 118 - Safemed Pharmacy

Ste 120 - Grace Southern Med Clinic

Ste 125 - Village II Dialysis Center

Ste 140 - Central American Shop

Ste 141 - Vacant

Ste 142 - Fruiteria Rivera

Ste 143 - Vacant

Ste 145 - Vacant

Ste 158 - Los Arcos de Jalisco

Ste 159 - Pollo Regio

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