

Village II Retail Center

6300 Samuell Blvd.
Dallas, TX 5228



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



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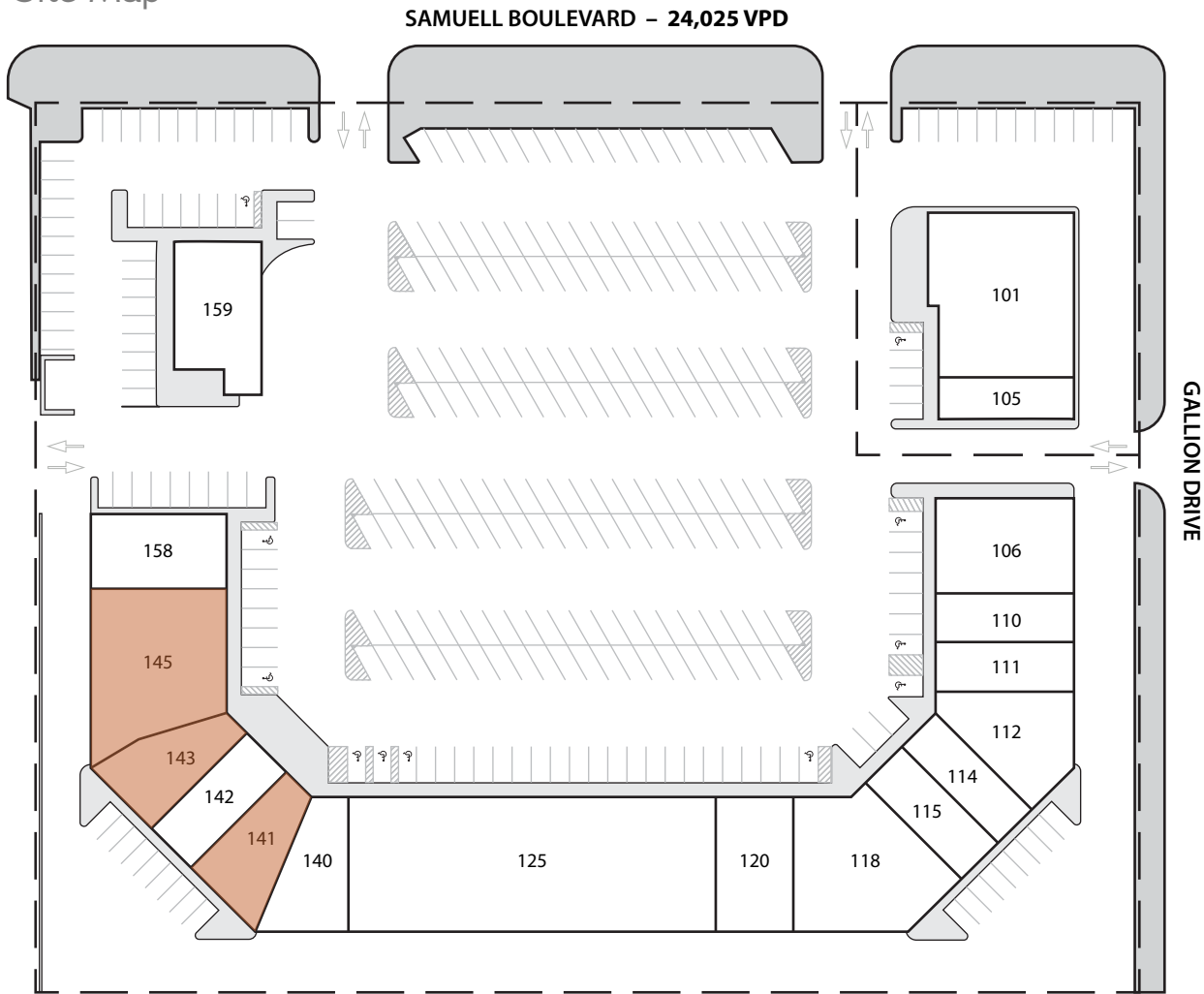
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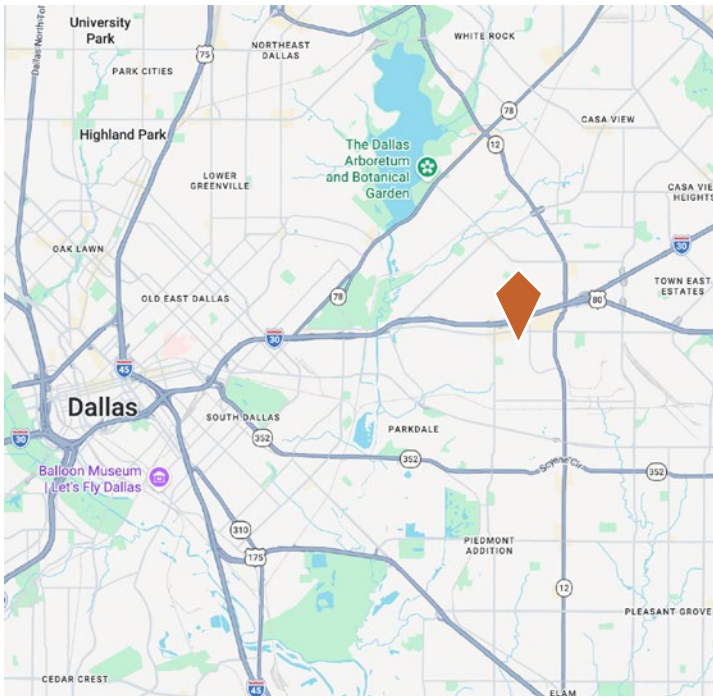


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Site Map



Property Location



Tenant List

Ste 101 - Cicis Pizza	Ste 140 - Central American Shop
Ste 105 - Nationwide Insurance	Ste 141 - Vacant (1,979 SF)
Ste 106 - Texas Best Air Supply	Ste 142 - Fruiteria Rivera
Ste 110 - The Dream Cut	Ste 143 - Vacant (1,764 SF)
Ste 111 - The Maids	Ste 145 - Vacant (5,251 SF)
Ste 112 - Puff Puff & Pass	Ste 158 - Los Arcos de Jalisco
Ste 114 - Bellaluz Beauty Salon	Ste 159 - Pollo Regio
Ste 115 - Test First	
Ste 118 - Safemed Pharmacy	
Ste 120 - Grace Southern Med Clinic	
Ste 125 - Village II Dialysis Center	

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