





# Macro Aerial: Garland, TX Retail Center

President George Bush Tpke | Garland, TX 75040





# Summary

- Lease Rate: Call for Pricing
- Building Size: 11,400 SF
- Available For Lease: 1,500
- Co-Tenants: Brush 365, Zenith Wellness Clinic, Machi Sushi

## Property Overview

- Strong national co-tenancy to drive surrounding foot traffic.
- Positioned fronting President George-Bush Hwy, direct visibility to 100,000 cars per day
- The population within a 1-mile radius increased 32% from 2010 to 2020
- Warm Gray Shell Delivery

## Demographics

### 2025 Population

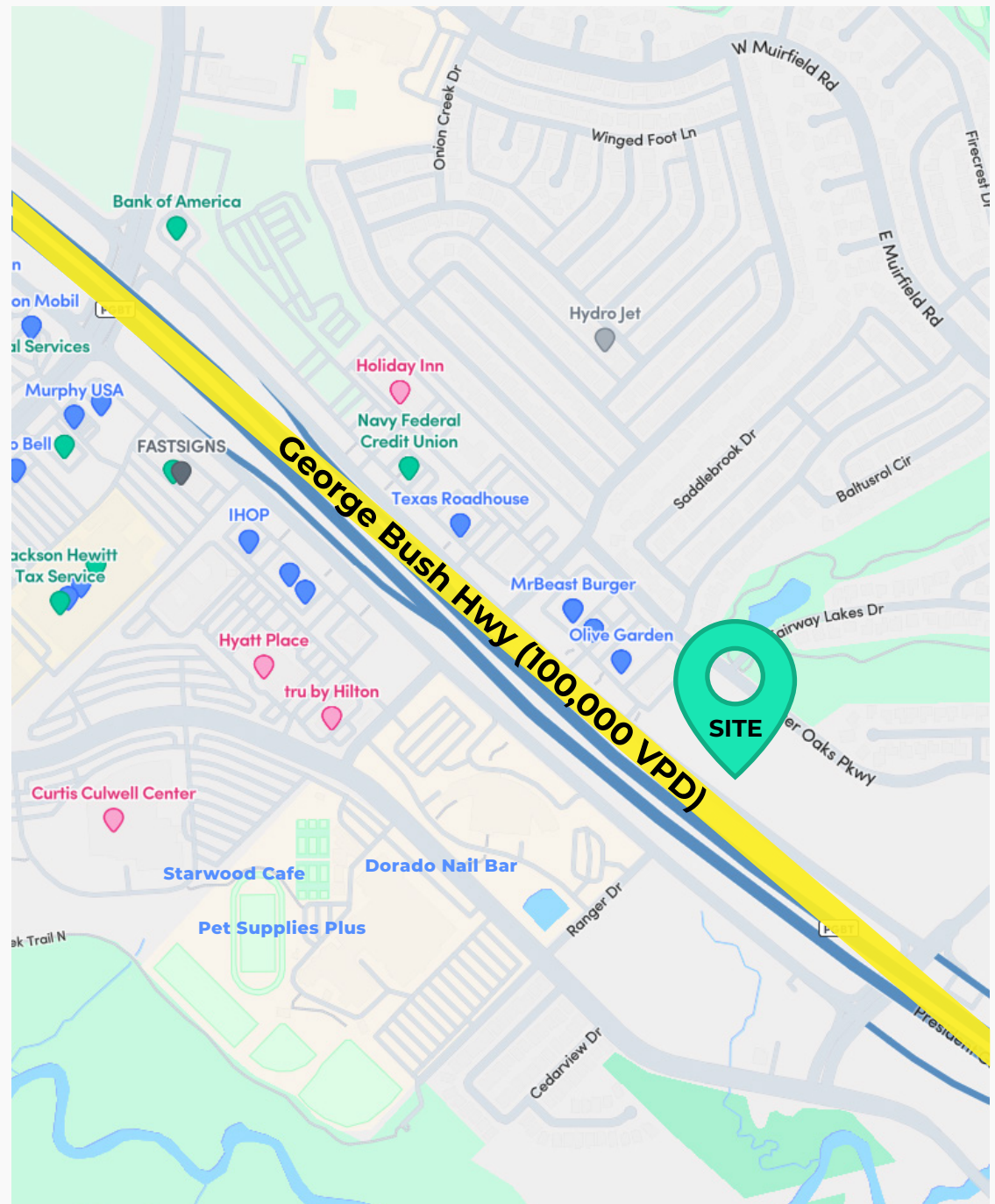
2,682	32,120	86,192
1 Mile	3 Mile	5 Mile

### 2028 Projected Growth ('25-'29)

5.89%	2.66%	3.03%
1 Mile	3 Mile	5 Mile

### Avg. Household Income

\$152,462	\$137,336	\$120,398
1 Mile	3 Mile	5 Mile





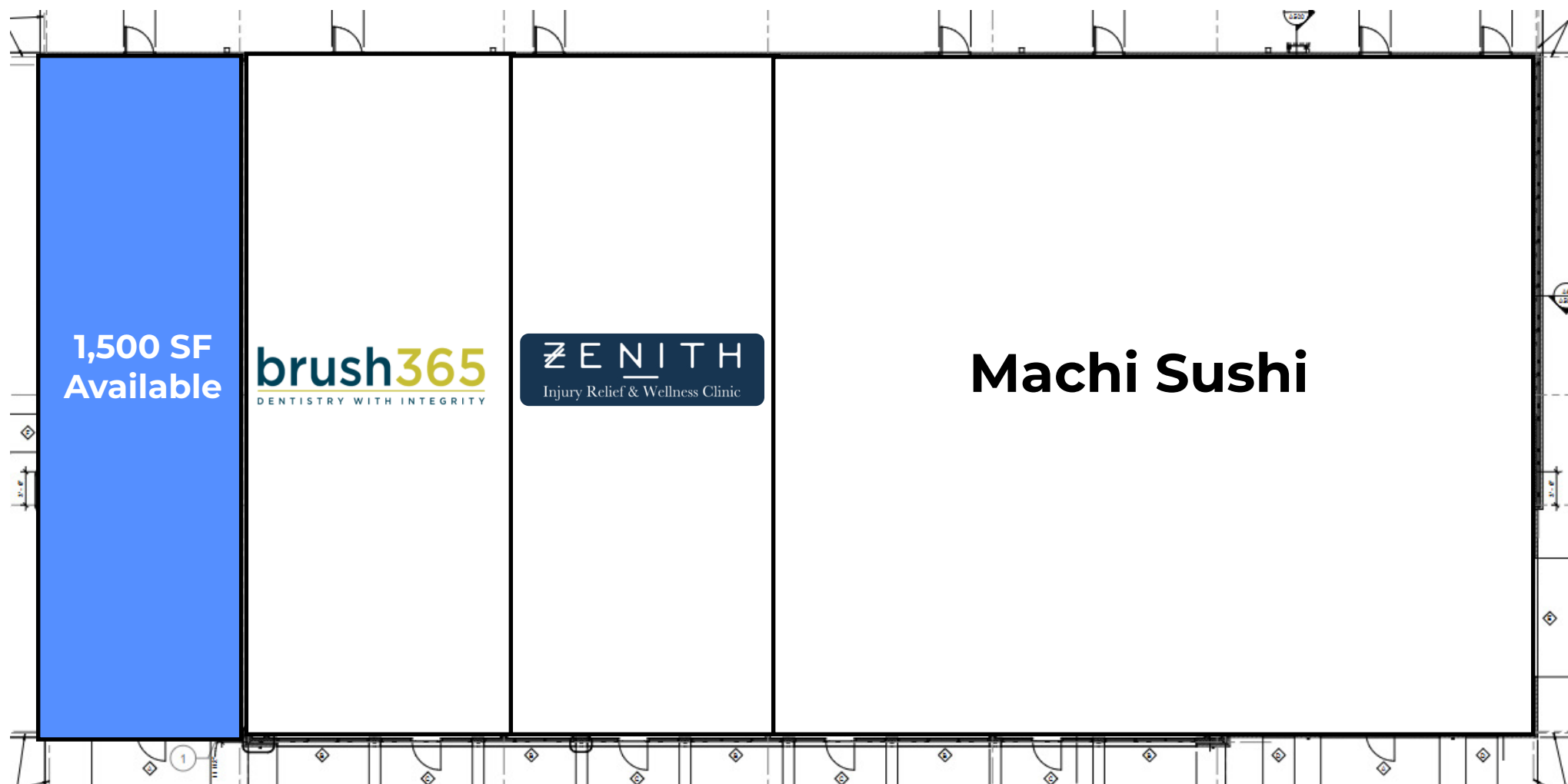
# Site Plan

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# Floor Plan

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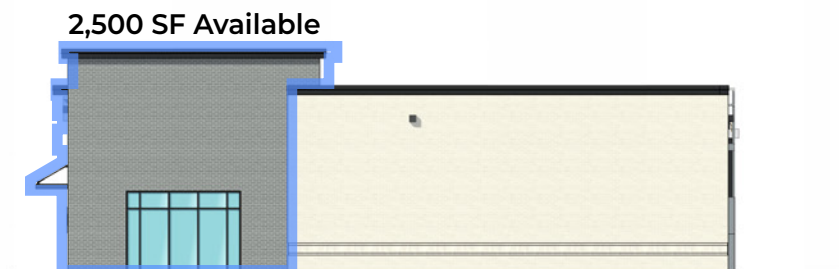


# Renderings

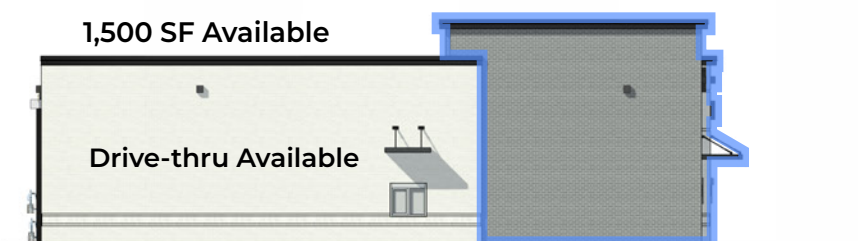
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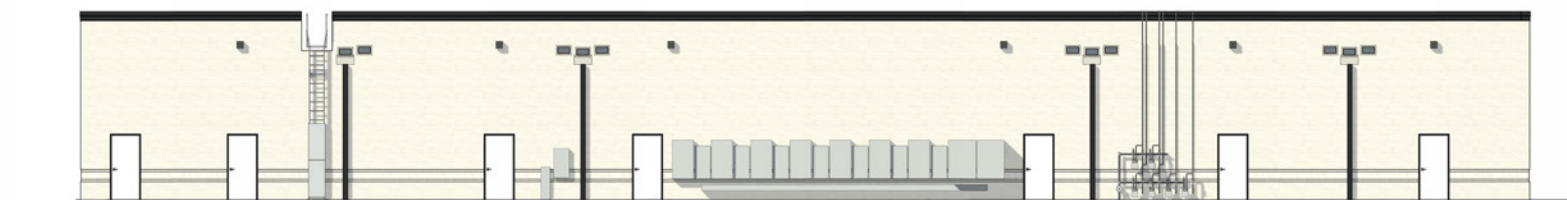
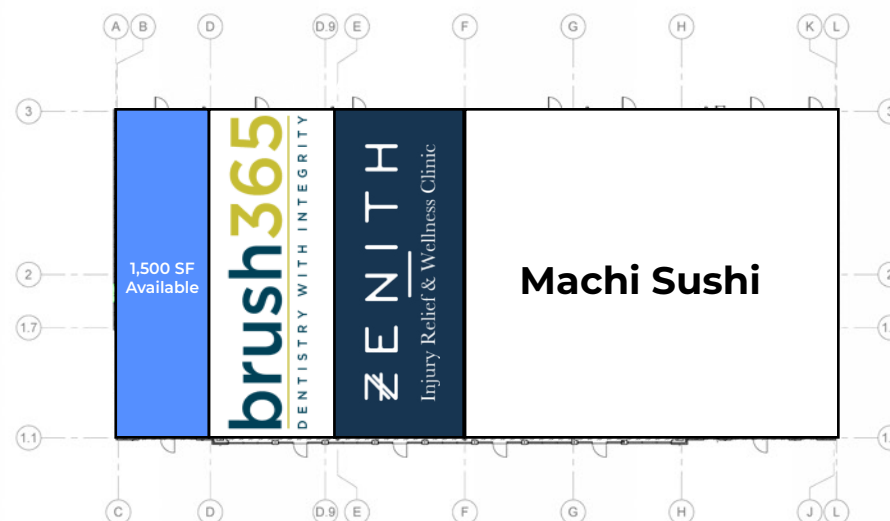
North Elevation



East Elevation



West Elevation



South Elevation



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