



# Macro Aerial: Garland, TX Retail Center

President George Bush Tpke | Garland, TX 75040



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# Summary

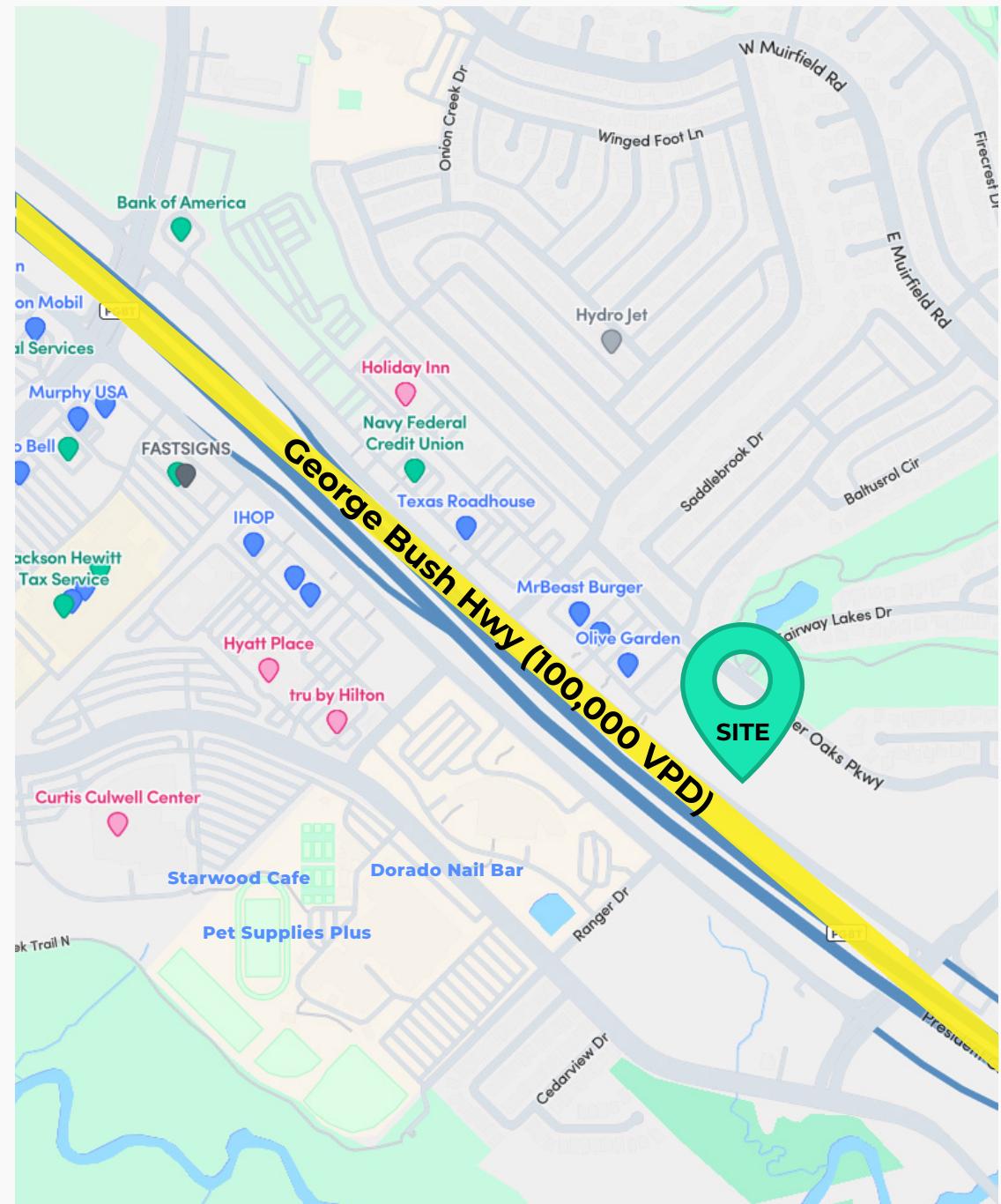
- Lease Rate: Call for Pricing
- Building Size: 11,400 SF
- Available For Lease: 1,500
- Co-Tenants: Brush 365, Zenith Wellness Clinic, Machi Sushi

## 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

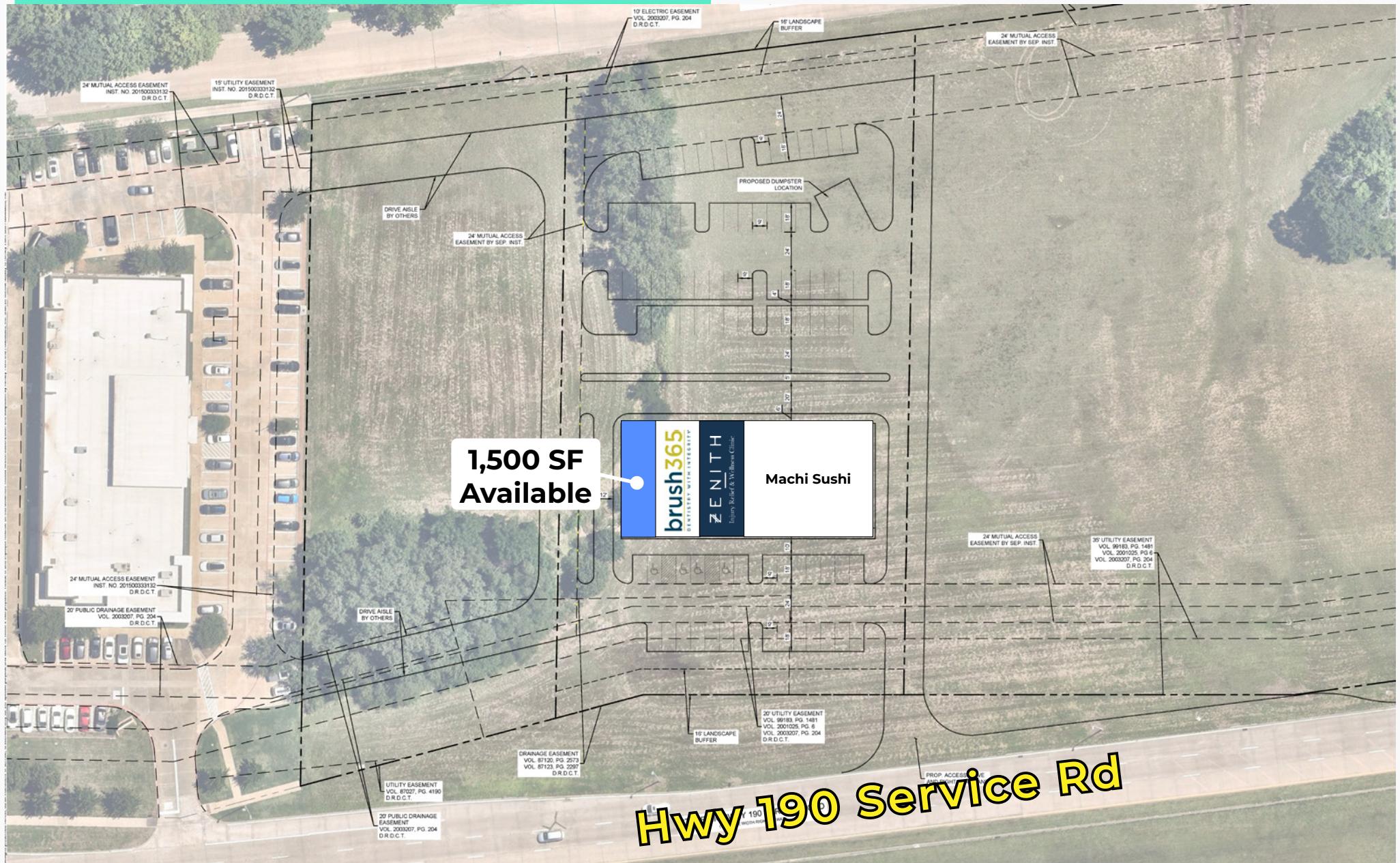
2025 Population		
2,682 1 Mile	32,120 3 Mile	86,192 5 Mile
2028 Projected Growth ('25-'29)		
5.89% 1 Mile	2.66% 3 Mile	3.03% 5 Mile
Avg. Household Income		
\$152,462 1 Mile	\$137,336 3 Mile	\$120,398 5 Mile



# Site Plan

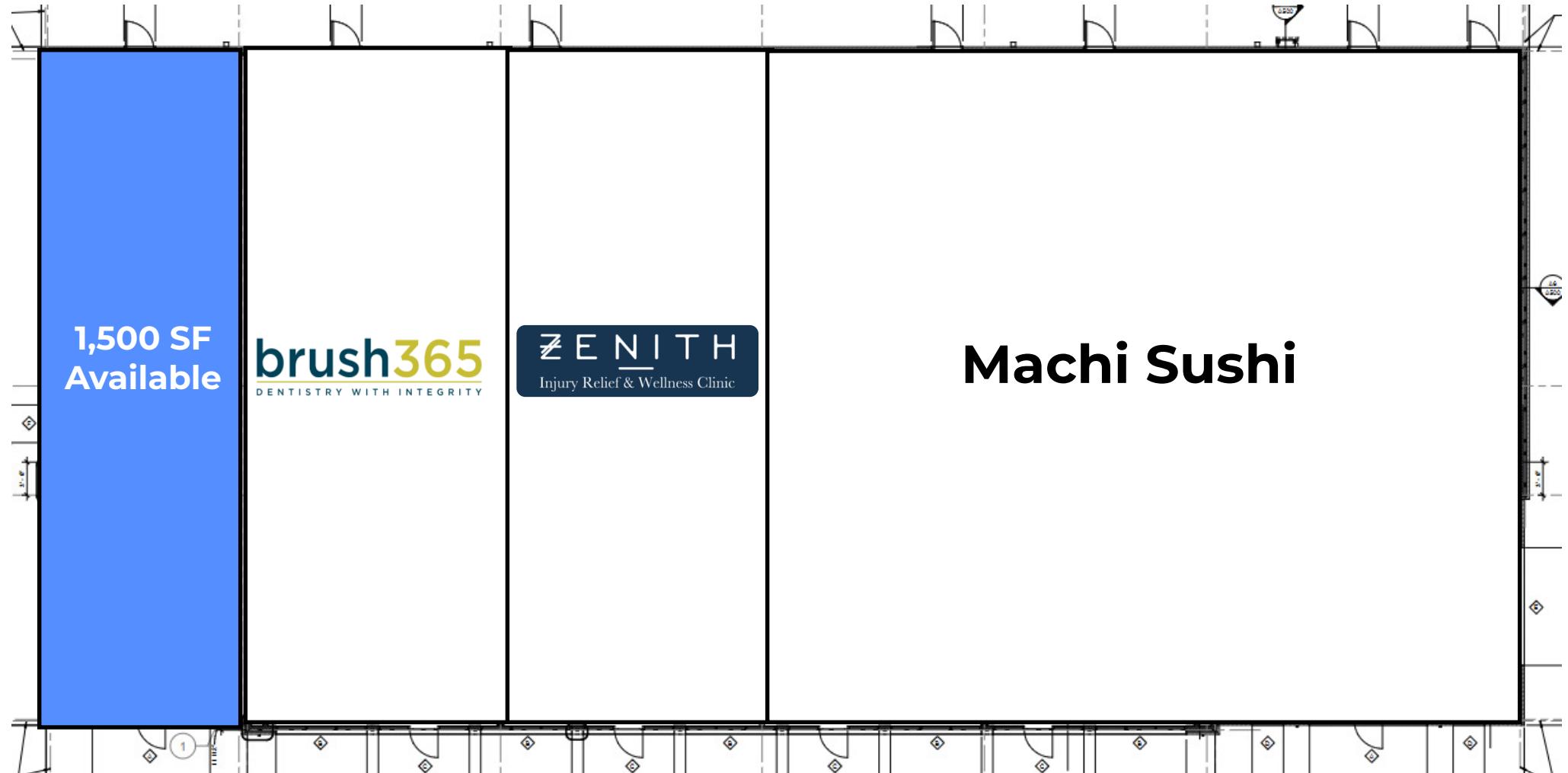
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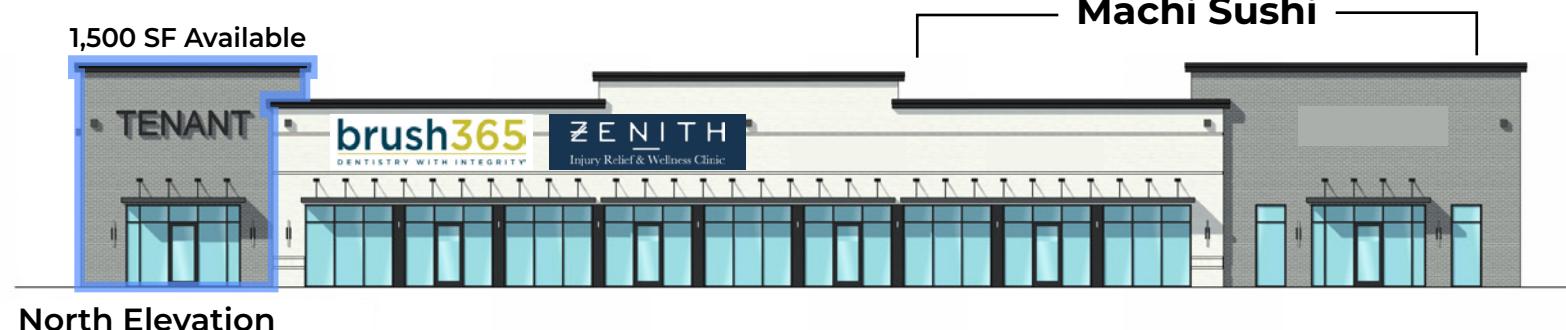
# Floor Plan

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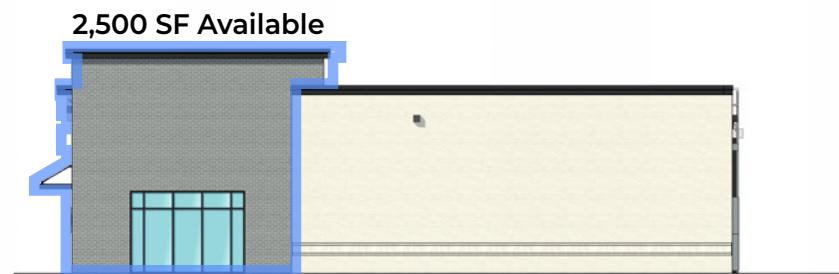


# Renderings

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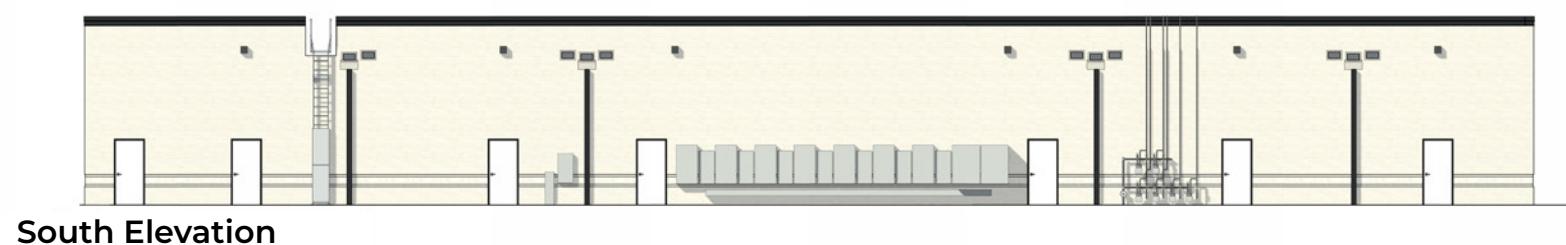
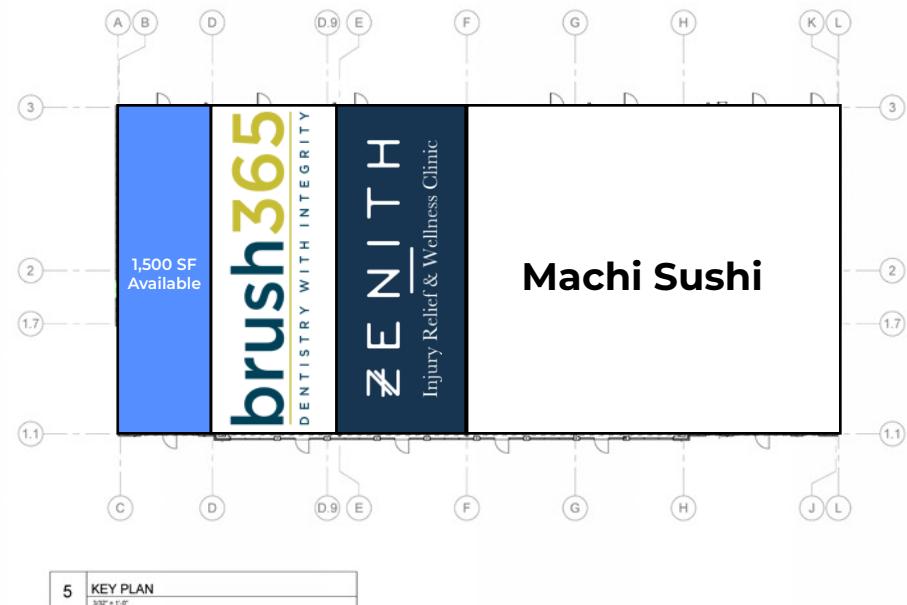
North Elevation



East Elevation



West Elevation





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