



**WOODCREST**  
CAPITAL, LLC

# Colonnade at Polo Park

4610 N Garfield St | Midland TX

**LEASING**  
**(817) 927-0050**

**DINE IN**  
Restaurant  
Retail  
Office  
Medical

**AVAILABLE**

 **832 SF**  
**1,600 SF**  
**9,288 SF**



- 107,422 SF Center
- Midland County, Texas
- Large Parking Field
- Across from Midland College & Midland Executive Airpark

Type	PSF
NNN's	\$ 5.07
Lease Rates	Call for Rates

Traffic Counts	
Loop 250	75,647 VPD
N Garfield St	22,127 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	9,666	73,520	125,265	773,864
Households	4,396	29,904	47,430	278,669
Average HH Income	\$118,704	\$122,836	\$115,002	\$92,107

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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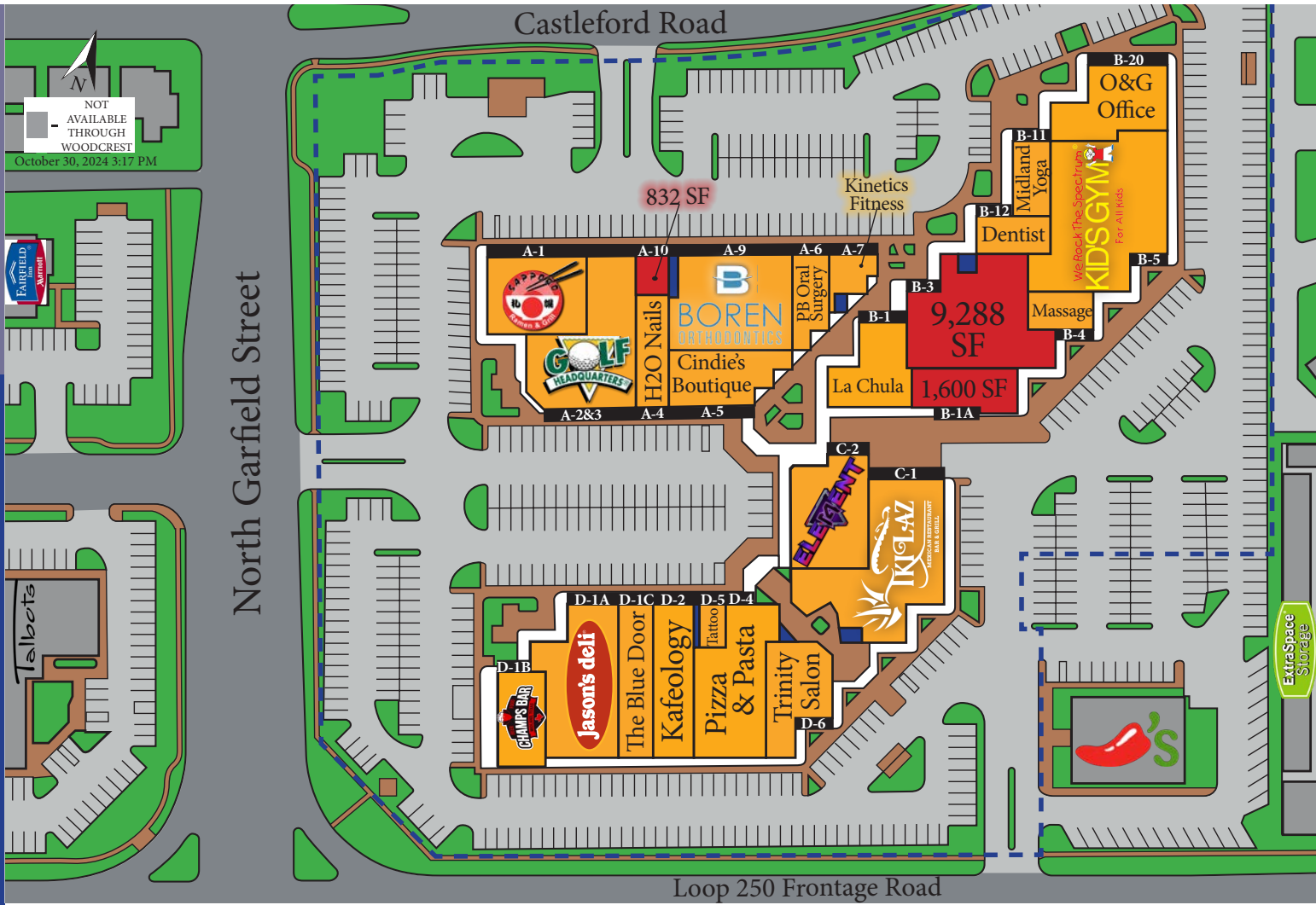
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