



# 825 W Centerville Rd Garland, TX 75041

#7071 - GARLAND, TX | RETAIL PROPERTY

**FOR LEASE | 34,589 SF**



## PROPERTY DESCRIPTION

Located at the busy corner of Northwest Highway and W. Centerville Road. Area retailers include Tom Thumb, Pet Supplies Plus, Office Depot, Ross Dress For Less, Dollar Tree, LA Fitness, Winco, Walmart Supercenter O'Reilly Auto Parts, and Dollar General.

## PROPERTY HIGHLIGHTS

- 34,589 SF Endcap
- 173 Parking Spaces
- Easy Access with multiple points of ingress and egress
- Close to Highway 635

## OFFERING SUMMARY

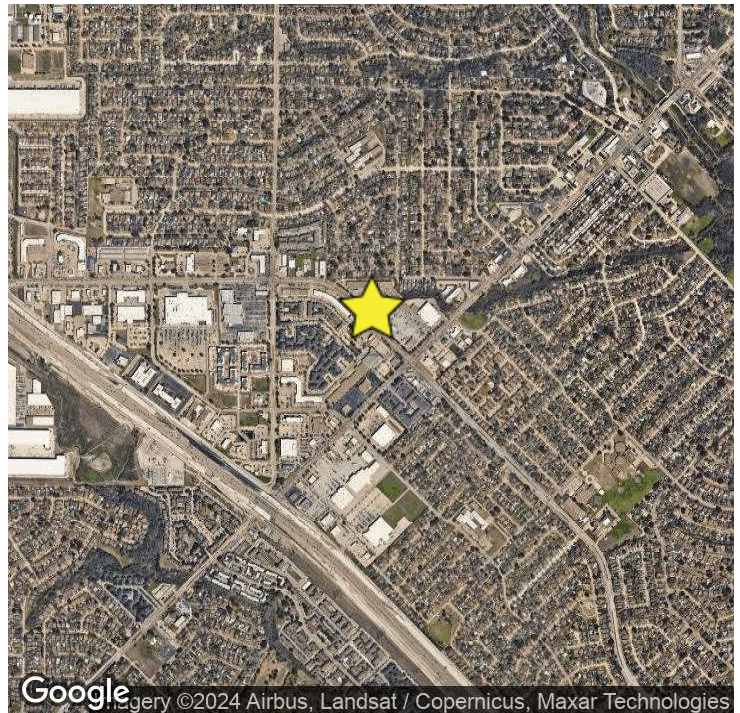
Available Size:	34,589 SF
Lot Size:	3.52 Acres
Lease Rate:	\$10.95 SF/yr (NNN)
Tax Rate:	\$2.32 / SF

### ROBERT CRUM

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### JEFF ROSS

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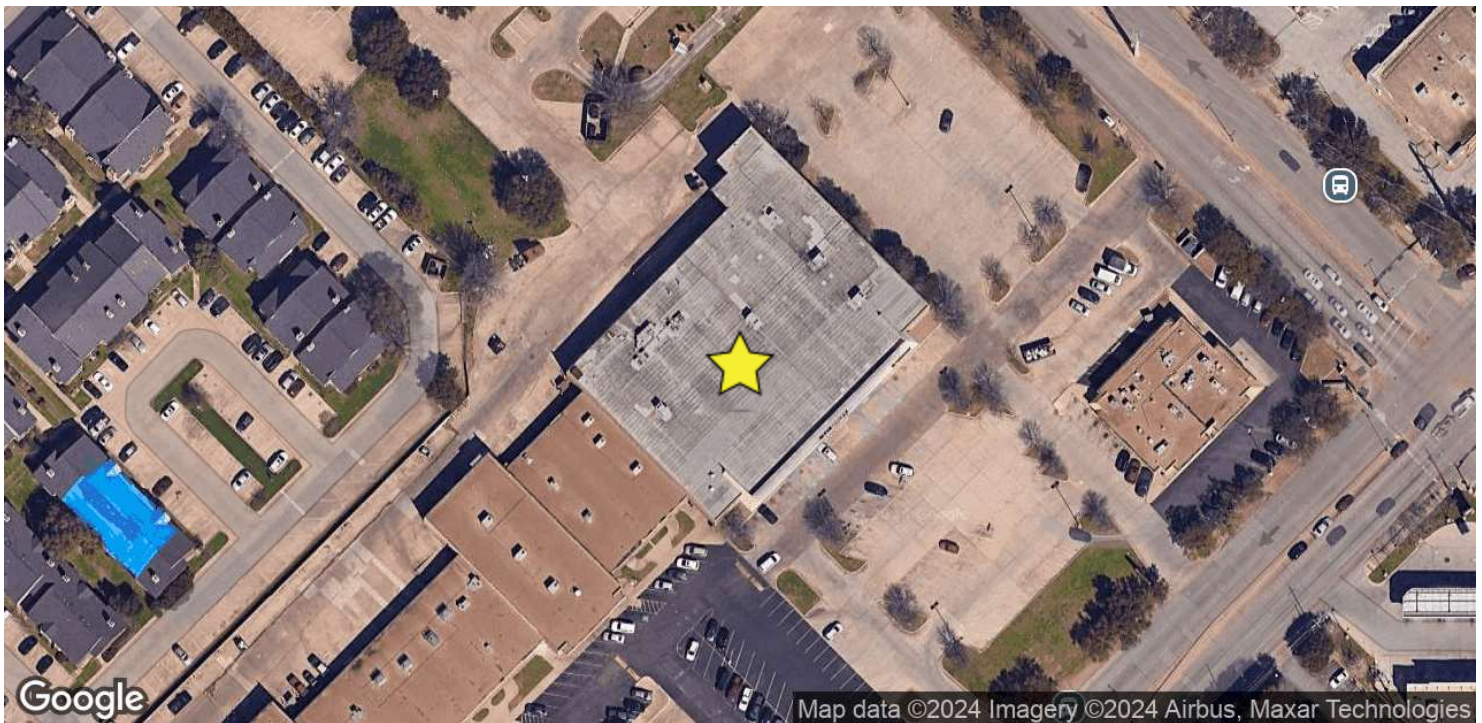
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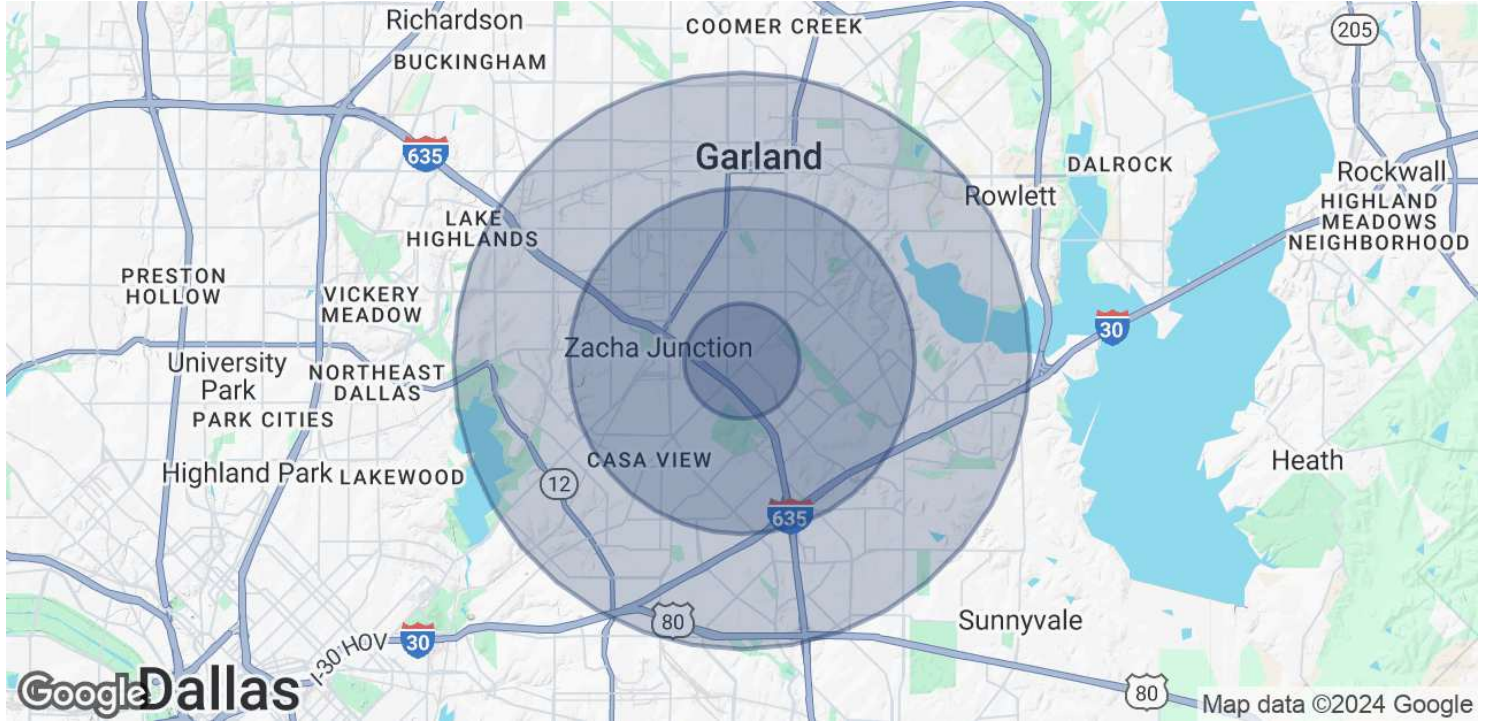
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,347	144,779	342,549
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,252	49,193	120,162
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$78,589	\$80,264	\$91,892
Average House Value	\$261,271	\$263,516	\$324,586

Demographics data derived from AlphaMap

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