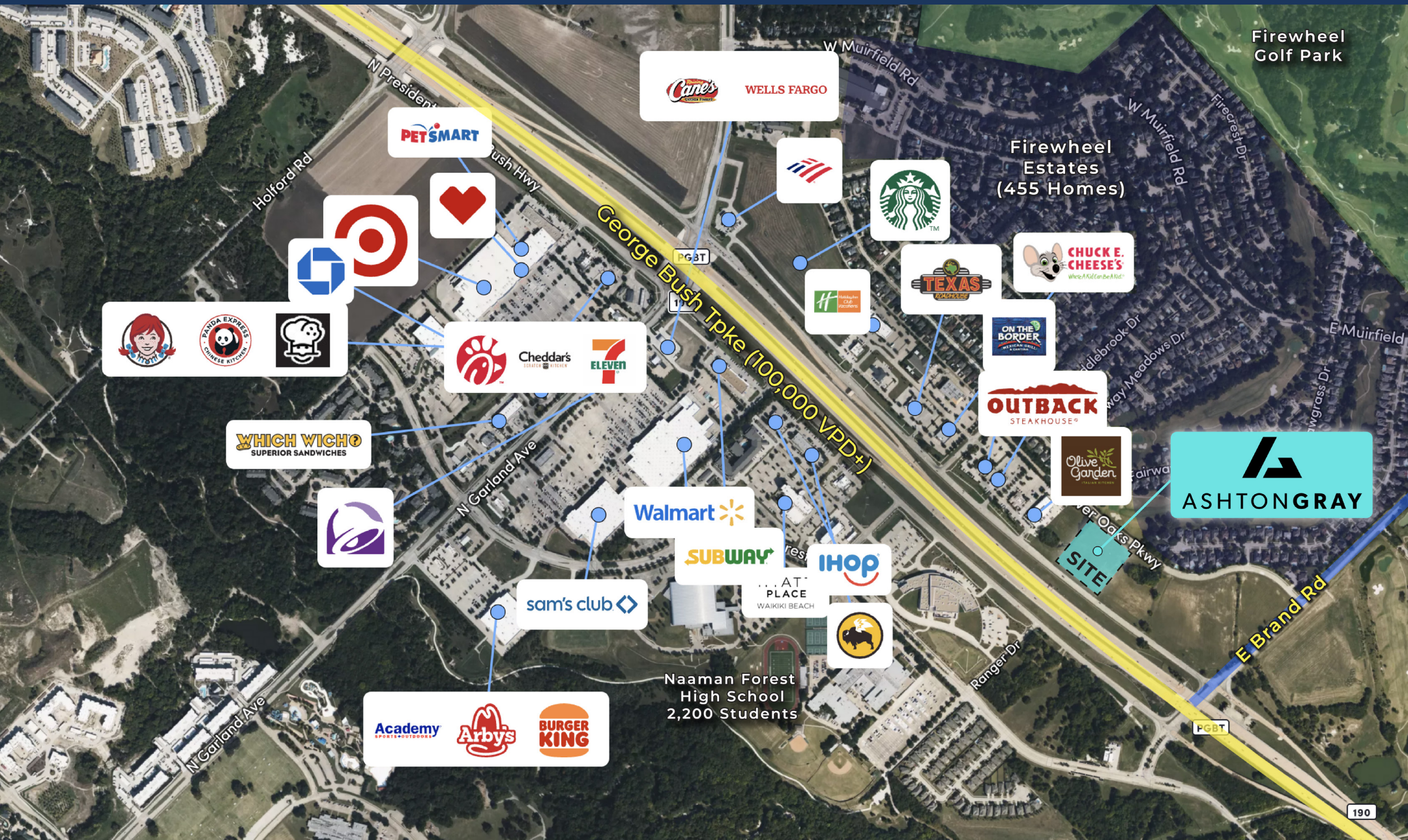




## Garland, TX Retail Center

President George Bush Tpke | Garland, TX 75040





# 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: 1,500-7,400 SF
- Completion Date: Q3 2025
- Parking Count: TBD

## 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

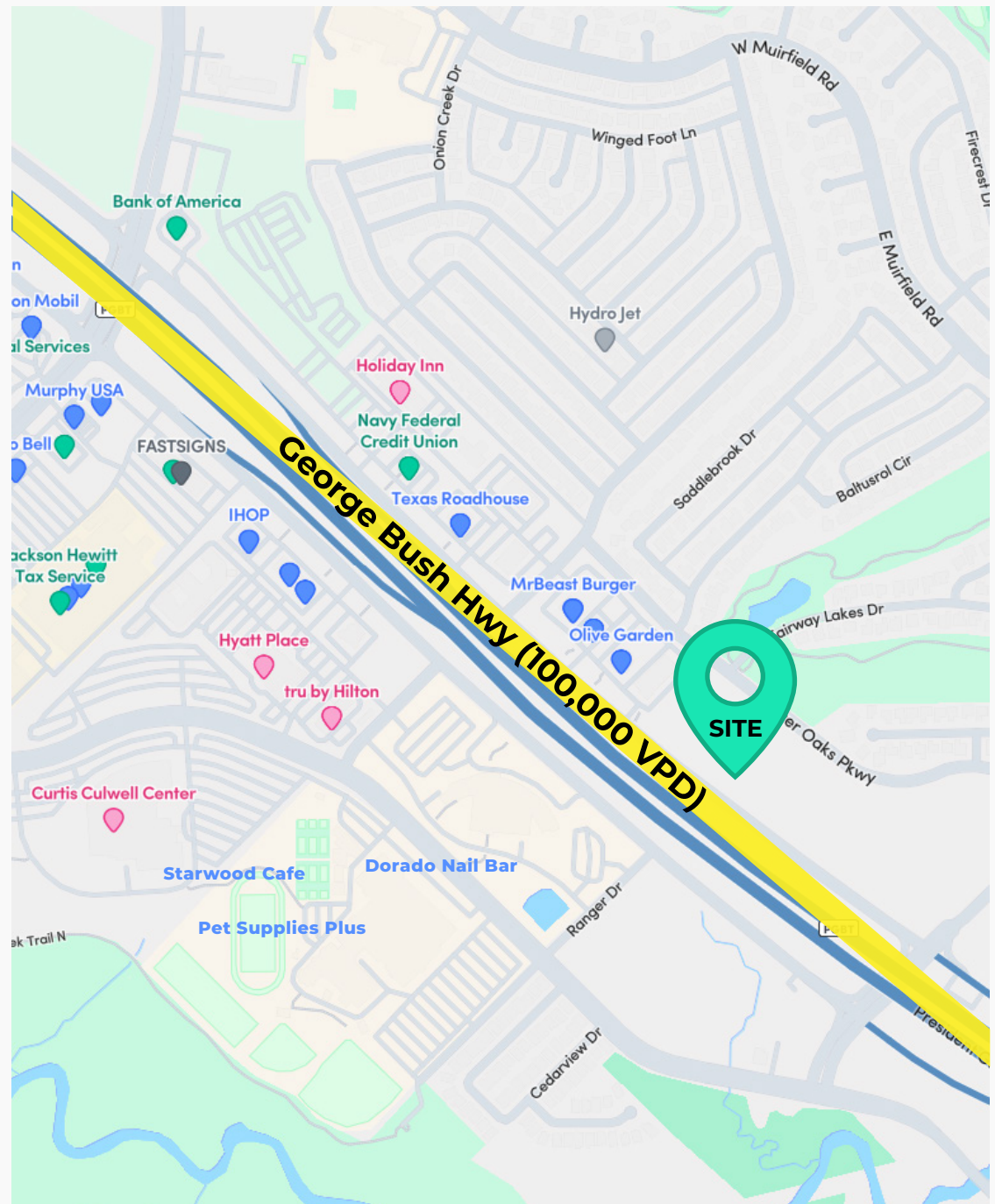
2,682	32,120	86,192
1 Mile	3 Mile	5 Mile

### 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

President George Bush Tpke | Garland, TX 75040





# Floor Plan

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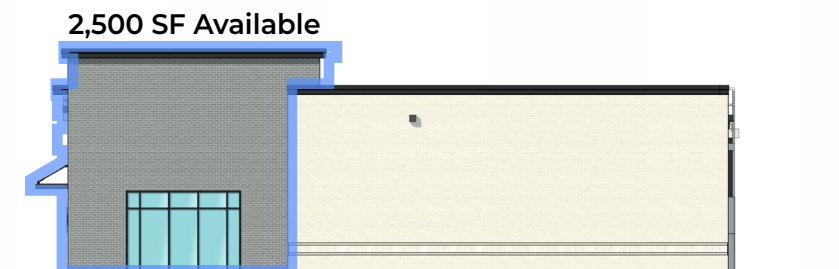


# Renderings

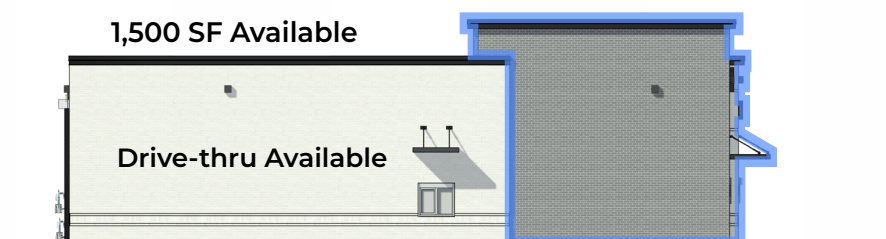
President George Bush Tpke | Garland, TX 75040



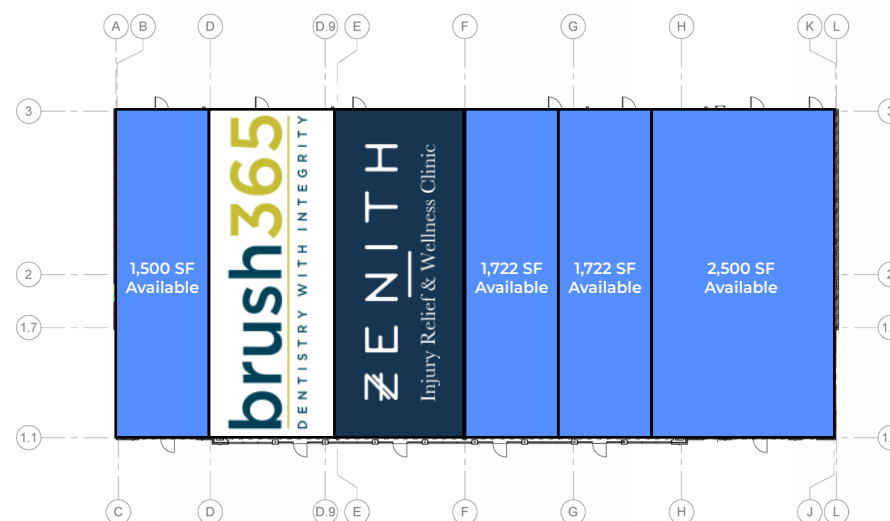
North Elevation



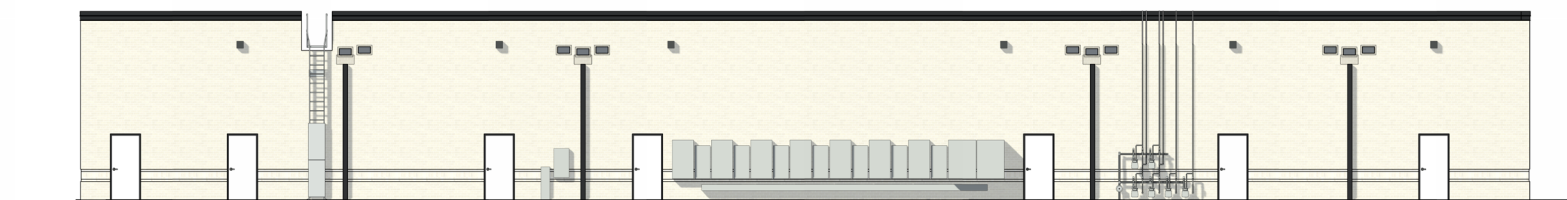
East Elevation



West Elevation



5 KEY PLAN  
3/32" = 1'-0"



South Elevation





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