GARLAND MEDICAL PLAZA

7150 N President George Bush Hwy | Garland, TX 75044





Leasing Information: 214.461.2302

Banks Newton

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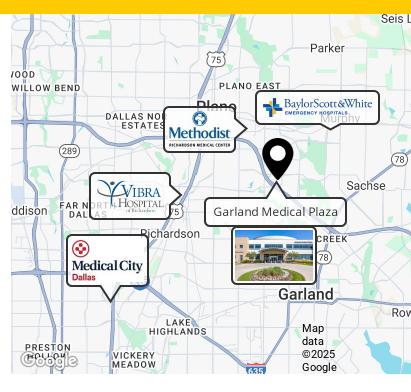
GARLAND MEDICAL PLAZA

Medical Office For Lease

1,521 - 6,297 SF

7150 N President George Bush Hwy |





Property Highlights

- Anchored by multi-specialty surgery center
- Synergistic mix of clinical specialties affords potential referral opportunities
- Monument signage available
- 6/1000 parking ratio
- Excellent highway access
- Professionally managed
- Potential for 1st floor building signage
- · Greenbelt behind the building

Property Overview

7150 N President George Bush Hwy, Garland, TX, 75044 presents a prime leasing opportunity. Anchored by a multi-specialty surgery center, this property features a synergistic blend of clinical specialties, excellent highway access, and a generous parking ratio of 6 spaces per 1,000 square feet. Additionally, there is potential for prominent first-floor signage and a serene greenbelt located behind the building.

Availabilities	SF
Suite 100	2,796 - 6,297 SF
Suite 102	1,980 - 6,297 SF
Suite 103	1,521 - 6,297 SF

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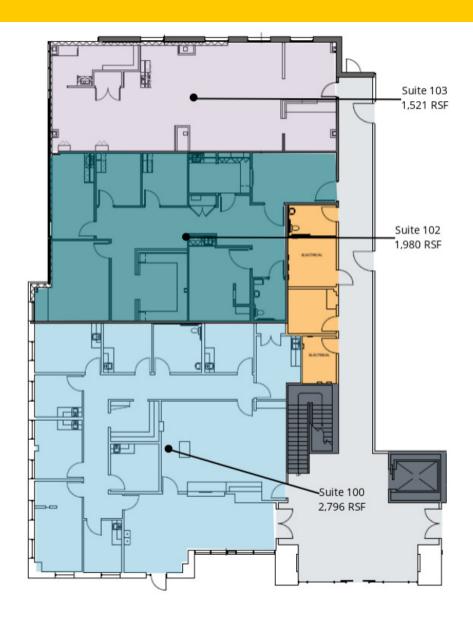
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	Suite	Size
•	Suite 100	2,796 - 6,297 SF
•	Suite 102	1,980 - 6,297 SF
	Suite 103	1,521 - 6,297 SF

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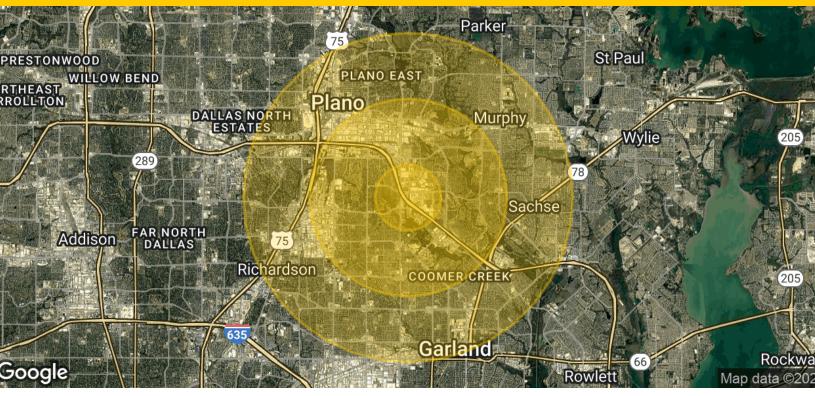
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,827	106,278	302,359
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,247	41,313	109,644
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$124,882	\$123,554	\$122,861
Average House Value	\$418,953	\$396,450	\$395,921

Demographics data derived from AlphaMap

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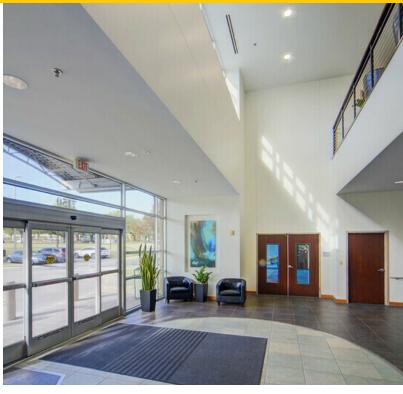
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