



FOR LEASE

# 2404 West Walnut Street

Garland, TX 75042

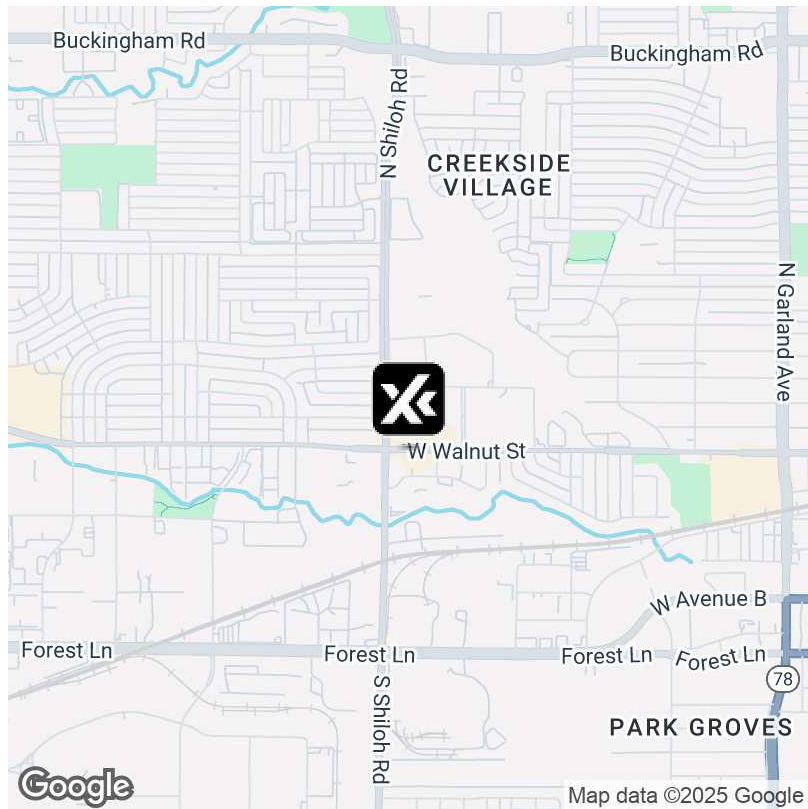
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## OFFERING SUMMARY

Lease Rate:	\$25.00 - 28.00 SF/yr (NNN)
Building Size:	9,192 SF
Available SF:	1,300 - 2,600 SF

## PROPERTY OVERVIEW

2404 W Walnut St, Garland, TX 75042 is a prime commercial space in the heart of Garland's bustling business district. Located near the high-traffic intersection of Walnut St and N Shiloh Rd, this high-visibility location offers exceptional exposure and accessibility. Surrounded by a vibrant mix of retail, dining, and service businesses, it's an ideal spot for entrepreneurs looking to thrive in a dynamic, fast-growing market. With easy access to major highways and public transit, this strategic location is perfect for attracting customers and maximizing business potential. Whether you're launching a new venture or expanding, this address sets the stage for success and growth!

## PROPERTY HIGHLIGHTS

- High visibility on W Walnut St
- Versatile space for retail, office, or specialty shops
- Ample parking for customers and employees
- Close to restaurants and major retailers
- Easy access to major highways and public transit

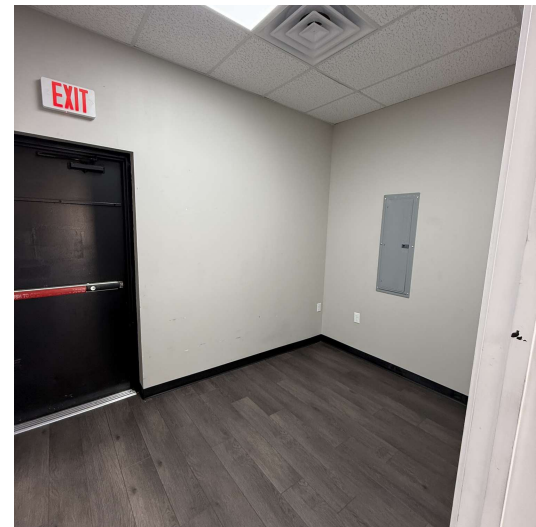
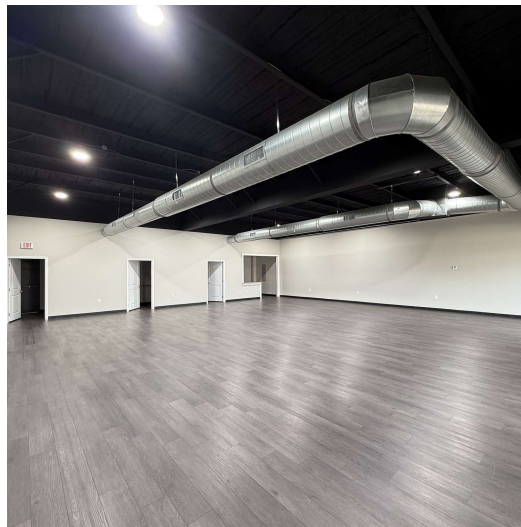
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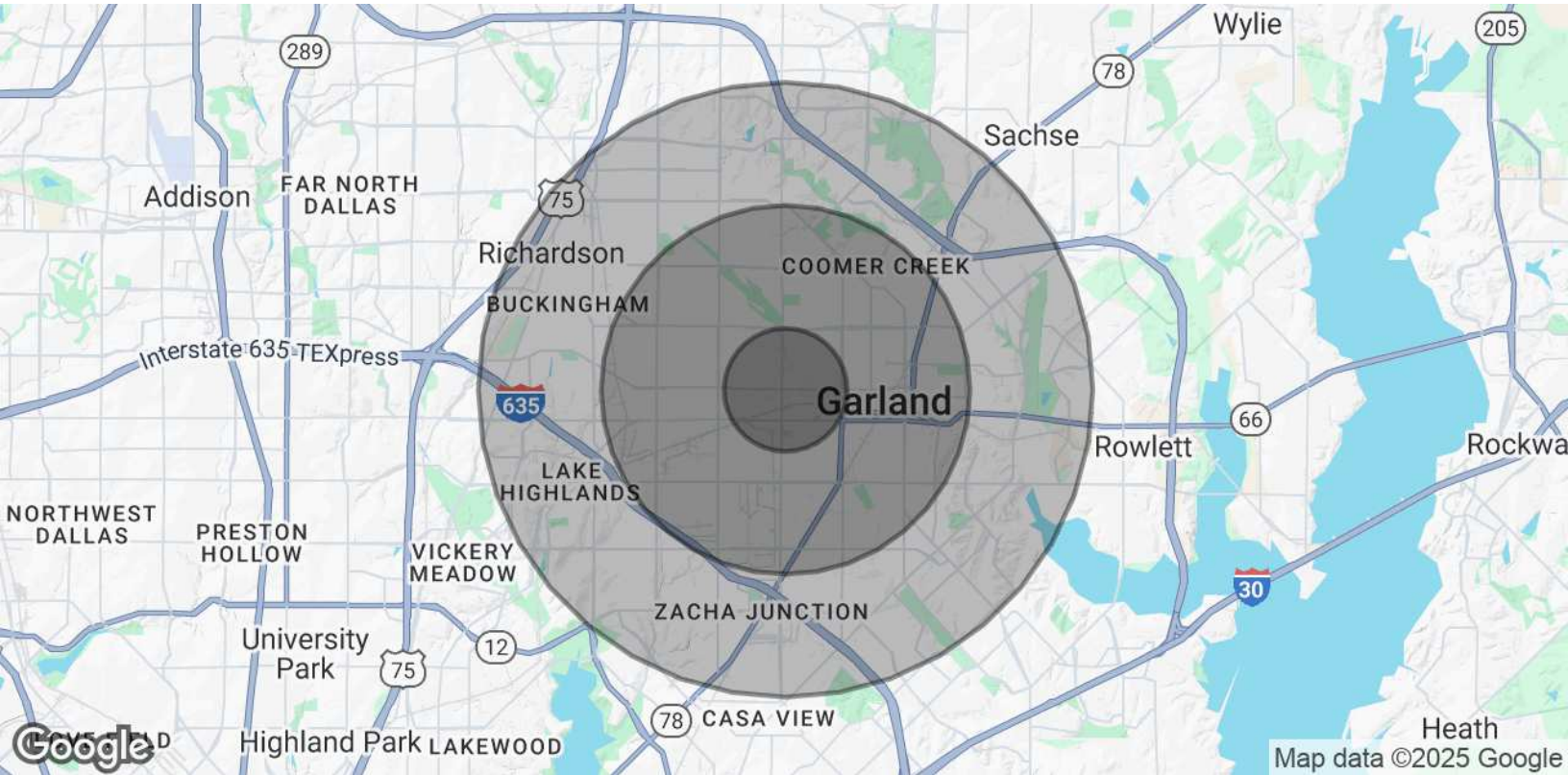


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,357	141,048	373,717
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,429	46,360	135,277
# of Persons per HH	3.2	3	2.8
Average HH Income	\$71,176	\$81,556	\$96,791
Average House Value	\$287,248	\$262,088	\$329,181

Demographics data derived from AlphaMap

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