



PRICE: \$13.00 SF/YR

COLONADE AT POLO PARK

4610 N Garfield St, Midland, TX 79705

Trey Dennis
Broker
432.236.7500
trey@moriahgroup.net

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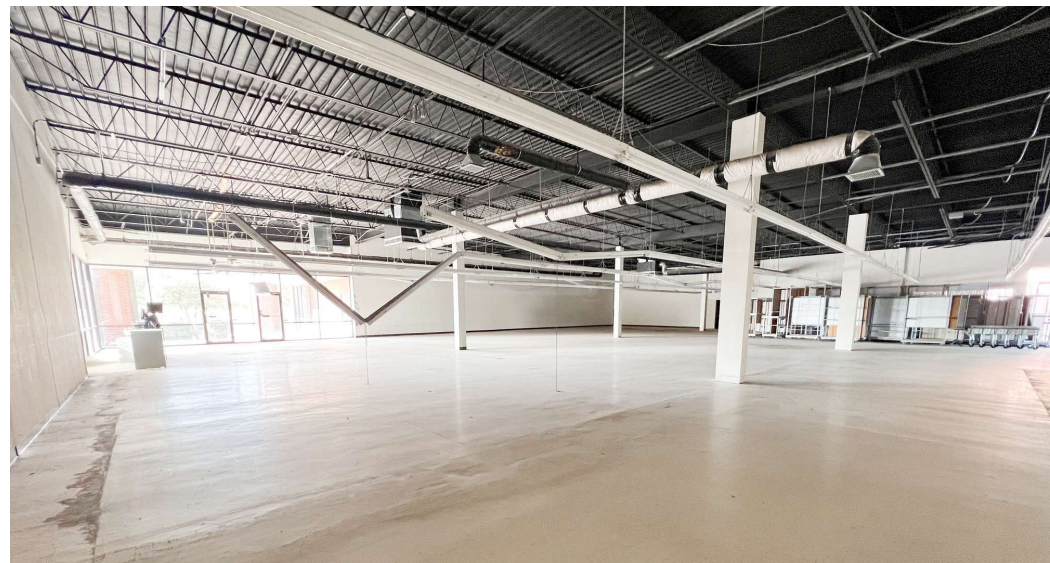


Property Description

Colonnade At Polo Park is an approximately 107,000 SF high-end retail and restaurant shopping center located at the NE corner of Loop 250 and North Garfield Street in Midland, Texas. This center includes Golf Headquarters, Jason's Deli, Chili's, and other major retailers.

Property Highlights

- Special Introductory Rate for an "as-is" Lease Today!
- Freeway Visibility | Pylon Sign | Signalized Intersection
- Traffic Counts: Loop 250 - 75,647 VOD | N Garfield Street - 22,127 CPD
- Suite B-3 Details: (Former Tuesday Morning) Fully Built-Out as Standard Retail Space | Fits 8 - 75 People | Suite can be Divided
- **Lease rate does not include utilities, property expenses or building services*
- NNNs: \$5.07/SF



Location Description

High-traffic office/retail center located at the northeast corner of N. Garfield St. and Loop 250. The site offers excellent visibility and prominent signage opportunities from both Loop 250 and N. Garfield St.

Spaces	Lease Rate	Space Size
1st Floor, Ste B-3	\$13.00 SF/yr	9,288 SF

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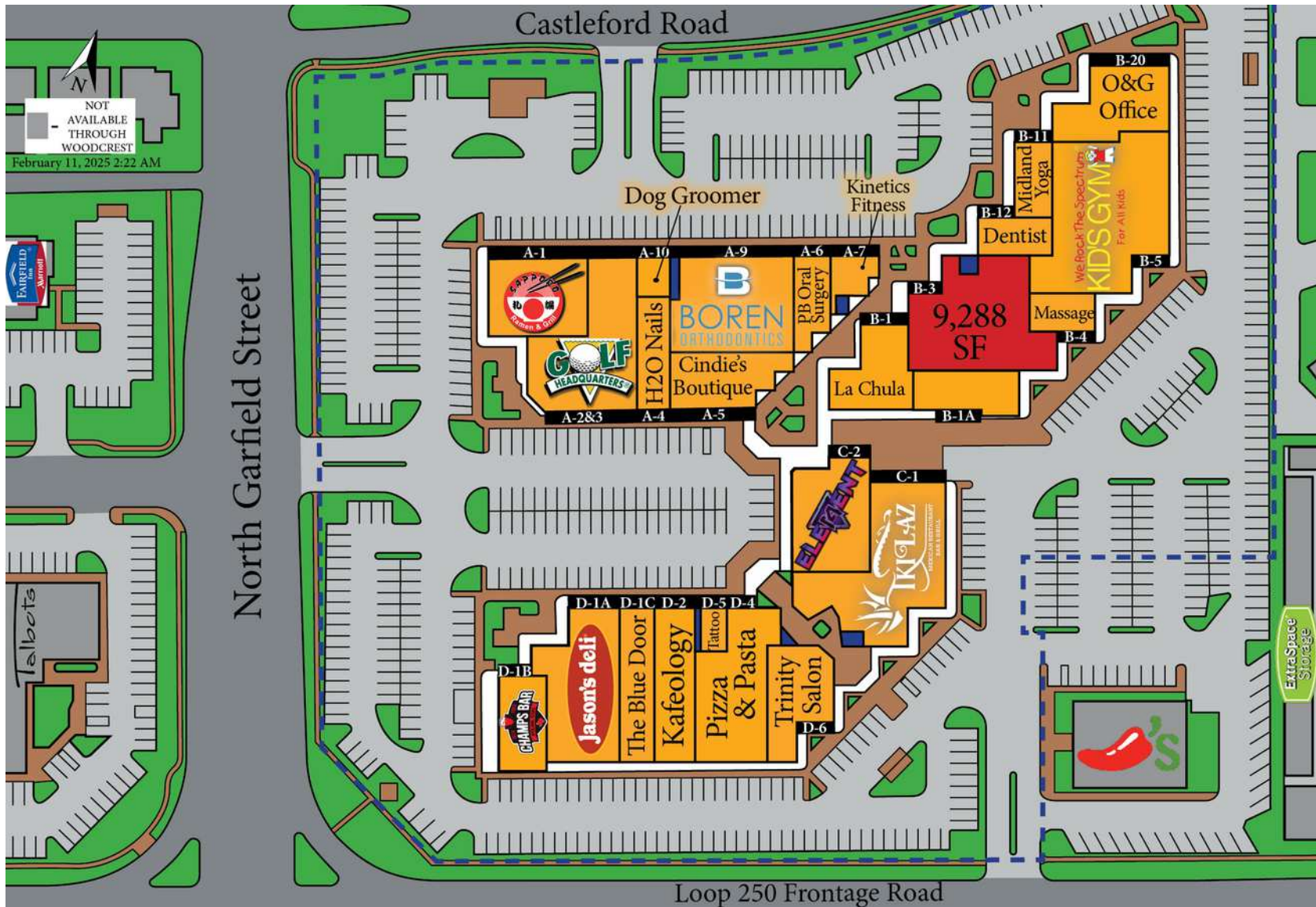
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 **MORIAH**
BROKERAGE SERVICES, LLC

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AVAILABLE: SUITE B-3 | 3,000 - 9, 288 SF



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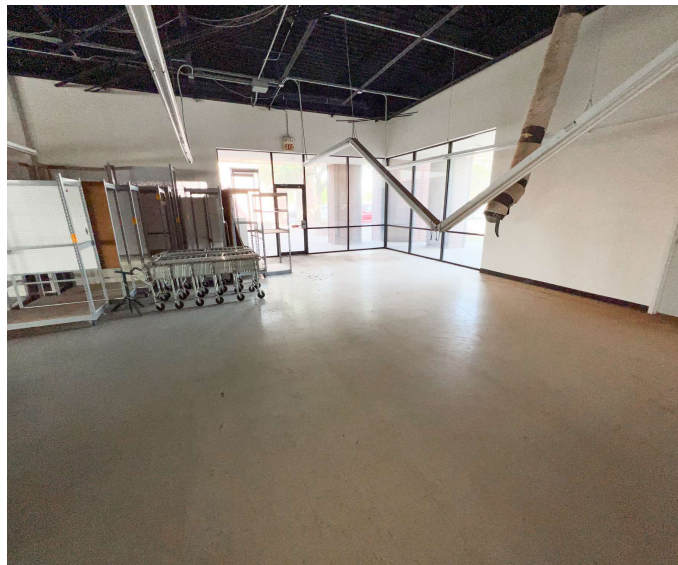


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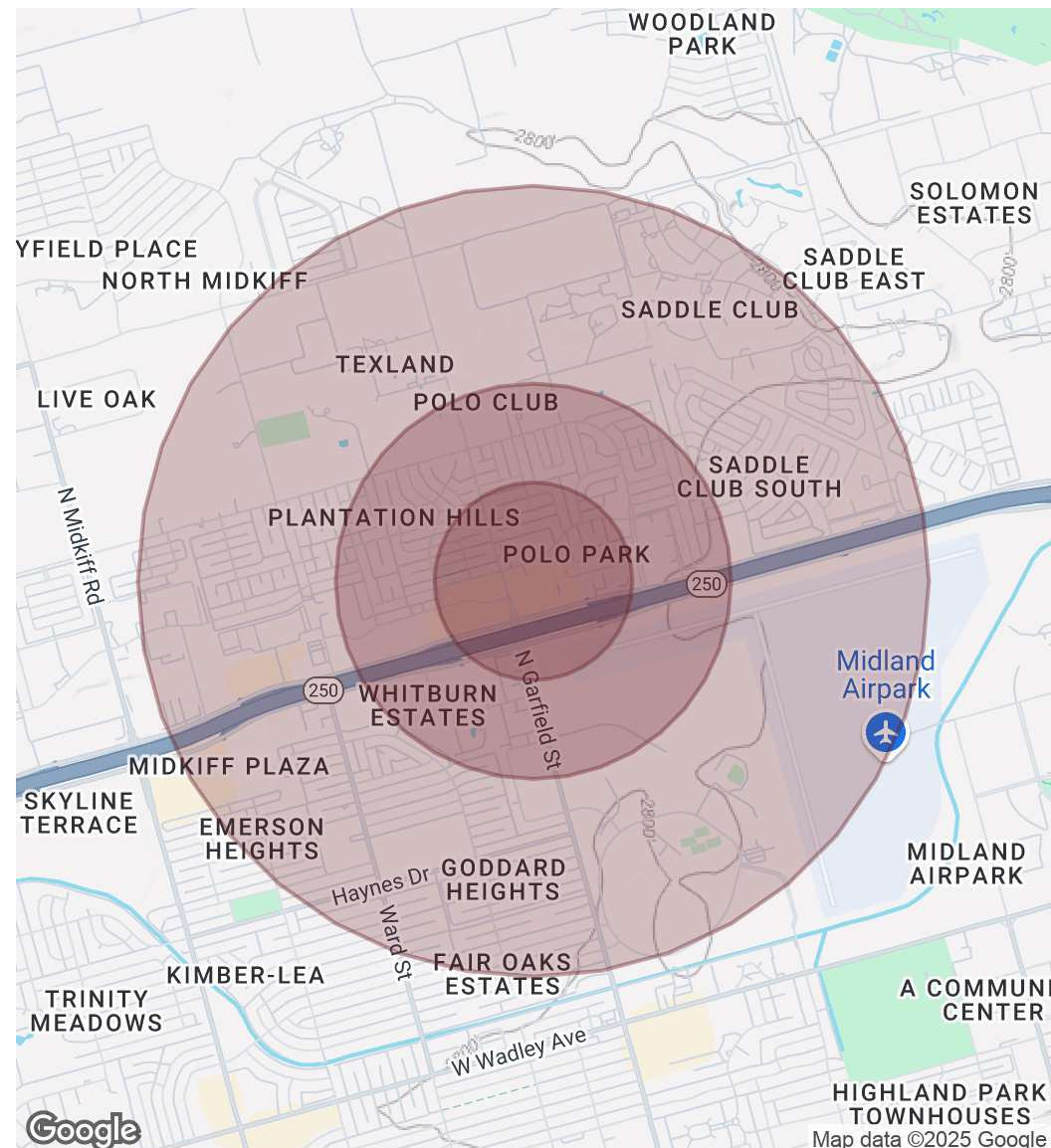
COLONADE AT POLO PARK

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,088	3,788	9,703
Average Age	32.6	34.1	34.5
Average Age (Male)	32.3	34.2	34.8
Average Age (Female)	33.0	33.1	33.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	523	1,830	4,402
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$118,582	\$118,210	\$124,143
Average House Value	\$297,435	\$238,423	\$279,310

2020 American Community Survey (ACS)



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