

# BROADWAY PLAZA

GARLAND, TX | 6226 Broadway Blvd

# FOR LEASE



## DESCRIPTION:

Broadway Plaza is located at the southeast quadrant of Interstate 30 & Broadway Boulevard in Garland, Texas. This site offers excellent visibility from the highly trafficked, signalized intersection. Surrounded by national retailers including Walmart Supercenter, Kroger, Northern Tools & Equipment, Tuesday Morning, and many more.

## DEMOGRAPHICS:

|                    | 1 mile   | 3 miles  | 5 miles  |
|--------------------|----------|----------|----------|
| 2019 Population    | 12,157   | 101,085  | 259,700  |
| Households         | 4,790    | 36,318   | 87,337   |
| Daytime Population | 11,296   | 77,840   | 212,546  |
| Average HH Income  | \$68,775 | \$76,630 | \$70,614 |

## AVAILABLE:

Ste. 140 - 1,790 SF  
Ste. 120 - 2,000 SF

## RATE:

\$25.00 PSF

## NNN:

\$11.40 PSF (2026)

## TRAFFIC COUNTS:

Broadway Blvd: 28,375 VPD  
(Kalibrate '19)  
I-30: 164,659 VPD (TXDOT 2018)

**PRIDE**  
COMMERCIAL PROPERTIES

**MANUEL RAMON**  
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All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.



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This aerial map depicts a commercial corridor in Dallas, Texas, centered around the intersection of Interstate 30 and Broadway Blvd. The map is annotated with various business logos and names, including Walmart, Kroger, and a large number of fast-food and retail establishments such as McDonald's, Wendy's, 7-Eleven, and Denny's. A red arrow points to a specific location labeled 'SITE'. Traffic volume data is provided for two segments of Broadway Blvd: 39,408 VPD (18) and 28,375 VPD (19). The map also shows surrounding features like a golf course to the west and a residential area to the east.

**Businesses and Landmarks:**

- Walmart
- Kroger
- McDonald's
- Wendy's
- 7-Eleven
- Denny's
- Taco Casa
- Subway
- Papa John's
- Walgreens
- ReStore
- Goodwill
- State Bank of Texas
- Chase
- IHOP
- Discount Tire
- Carface
- Northern Tool & Equipment
- Pro Mart
- Race Trac
- PAWN SUPERSTORE
- America's Best Value Inn
- Allstate
- Farmer's
- Curcio Rd
- North Loop Rd

**Traffic Volume Data:**

- 39,408 VPD (18) - Broadway Blvd
- 28,375 VPD (19) - Broadway Blvd
- 164,659 VPD (18) - I-30 Service Rd

**Other Labels:**

- Grandview Park Way
- Interstate 30
- Interstate 10
- Interstate 75
- Interstate 40
- Interstate 20
- Interstate 10
- Interstate 75
- Interstate 40
- Interstate 20

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