

# GARLAND MEDICAL PLAZA

7150 N President George Bush Hwy | Garland, TX 75044

Office Medical  
for Lease

1,521 - 2,796 SF



Leasing Information:  
214.461.2302

**Peter Shaw**  
214.461.2302  
pshaw@lpc.com

**Elizabeth Madden**  
214.461.2366  
emadden@lpc.com

**Banks Newton**  
214.461.2388  
bnewton@lpc.com

# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

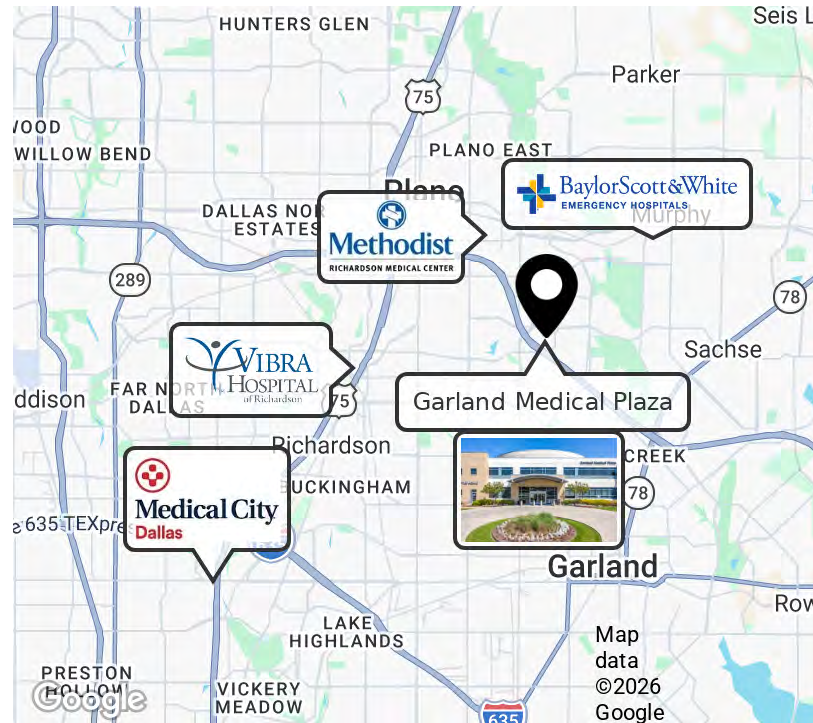
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75044

## Medical Office For Lease

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### 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

Suite 100  
Suite 103

### SF

2,796 SF  
1,521 SF

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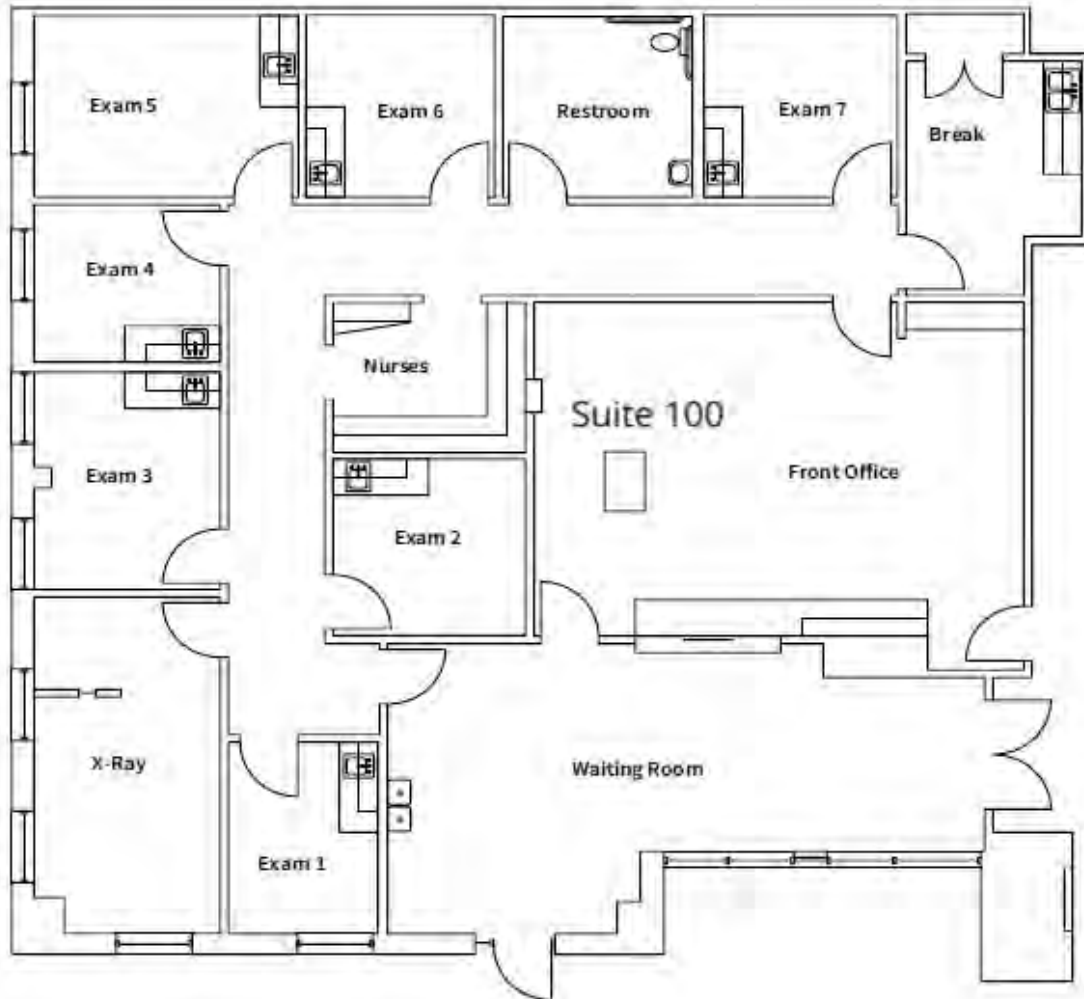
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Suite 100

2,796 SF



## Suite

Suite 100

## Size

2,796 SF

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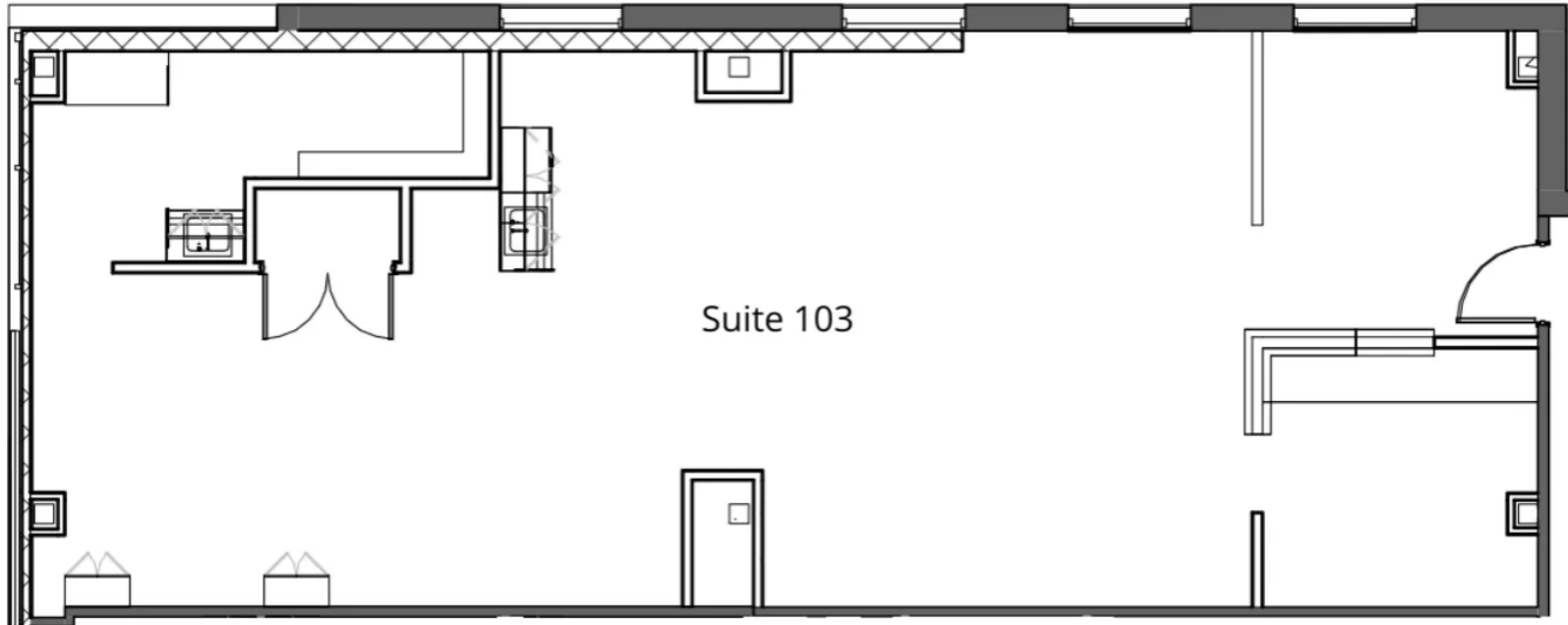
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# GARLAND MEDICAL PLAZA

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Suite 103

1,521 SF



Suite 103

**Suite**

**Size**

Suite 103

1,521 SF

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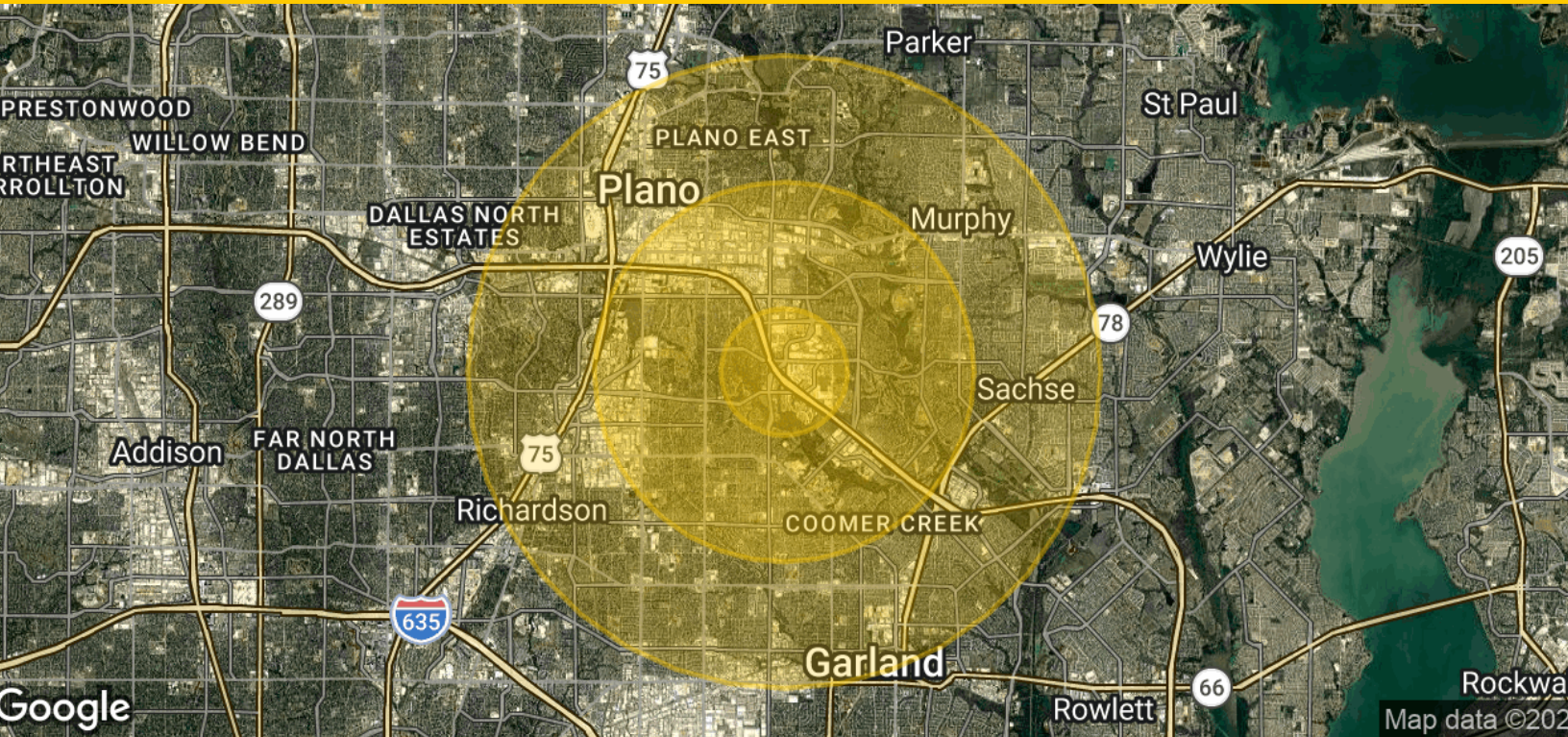
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## Demographics Map & Report

1,521 - 2,796 SF



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

2020 American Community Survey (ACS)

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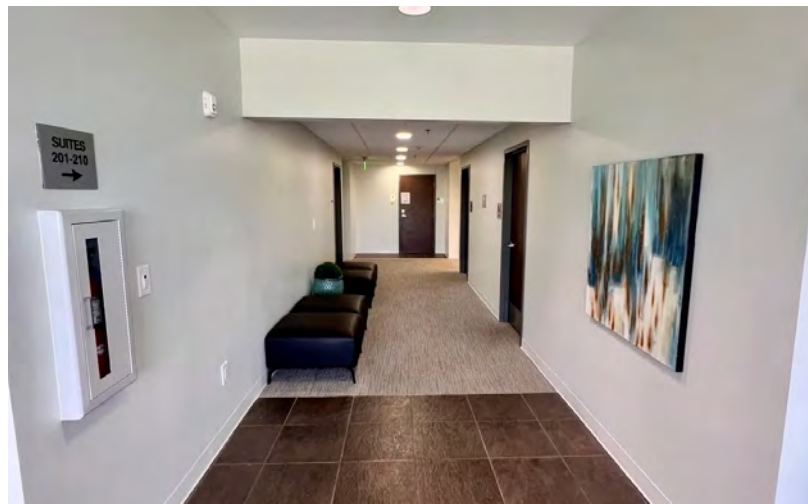
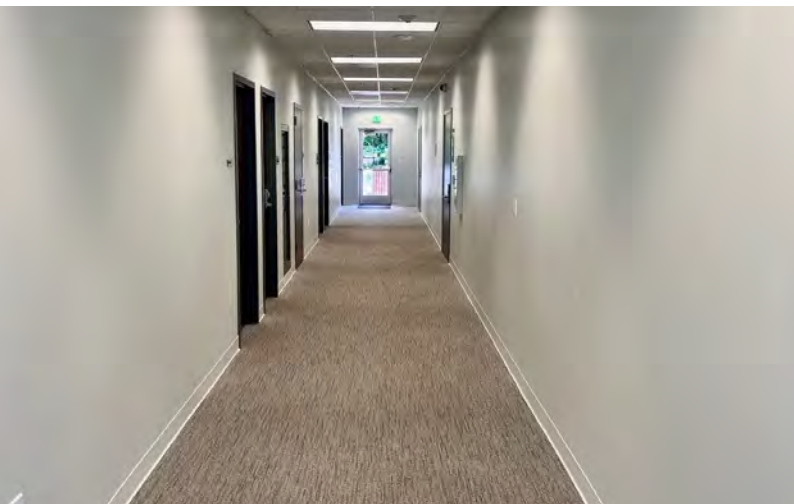
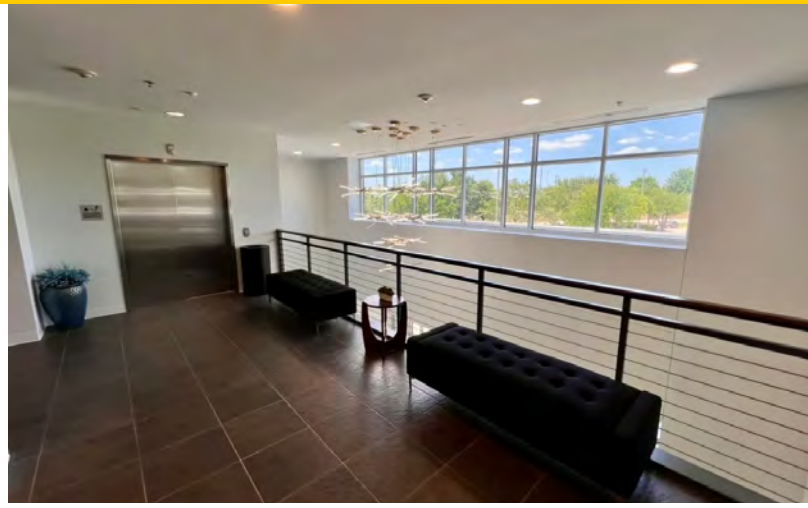
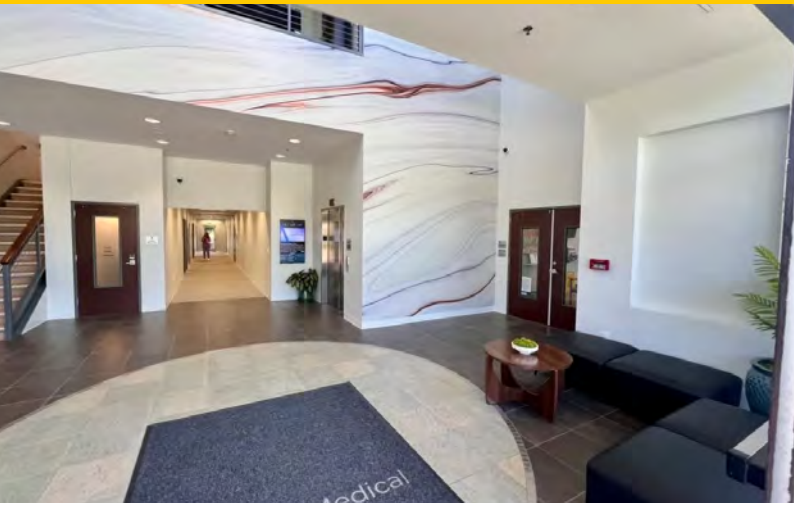


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Property Amenities

1,521 - 2,796 SF



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