

# 822 E CENTERVILLE

## BIG BOX & PAD SITE

### GARLAND, TEXAS

SEC CENTERVILLE & BROADWAY

CHARLOTTE COOPER

JOHN ZIKOS

**30,109 SF  
Available**



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

### HIGHLIGHTS

- 5 Point intersection
- Dense population
- Freestanding building with pylon signage
- Co-tenancy with Ross's new concept dd's Discounts

2 MILE RADIUS

GARLAND RD

SATURN RD

MILLER RD

1<sup>ST</sup> ST

CENTERVILLE RD

KINGSLEY RD

Save A Lot  
Fiesta  
CVS

Walgreens

dds

DOLLAR TREE

Former  
Safeway

Former  
Super Foods

Former  
Safeway

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SITE

26,995 VPD

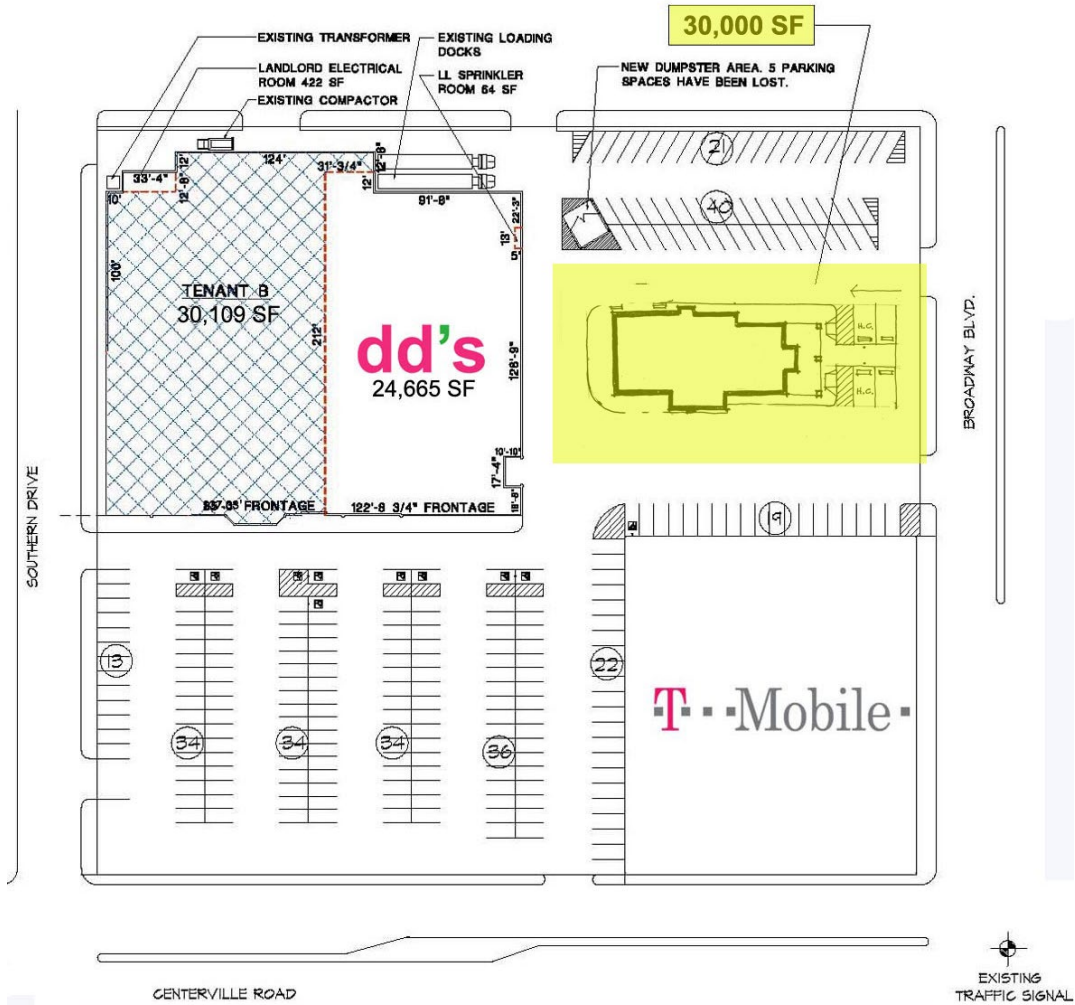
34,145 VPD

BROADWAY BLVD

WAL-MART

Lake Ray Hubbard

# 822 E CENTERVILLE



## PROPERTY INFORMATION

### LOCATION

Store #1504  
822 E Centerville  
Garland, Texas

### NNN

Tax \$1.32  
CAM \$0.34  
Ins. \$0.09  
Total \$1.75

### SIZE

30,109 SF (Pad Site Available)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	16,560	126,075	321,876
2017 EST AVG HH INCOME	\$72,691	\$65,165	\$67,932

## TRAFFIC COUNTS

BROADWAY	34,145 VPD
CENTERVILLE	27,208 VPD

