

# BELTLINE RD & I-30 SHOPPING CENTER

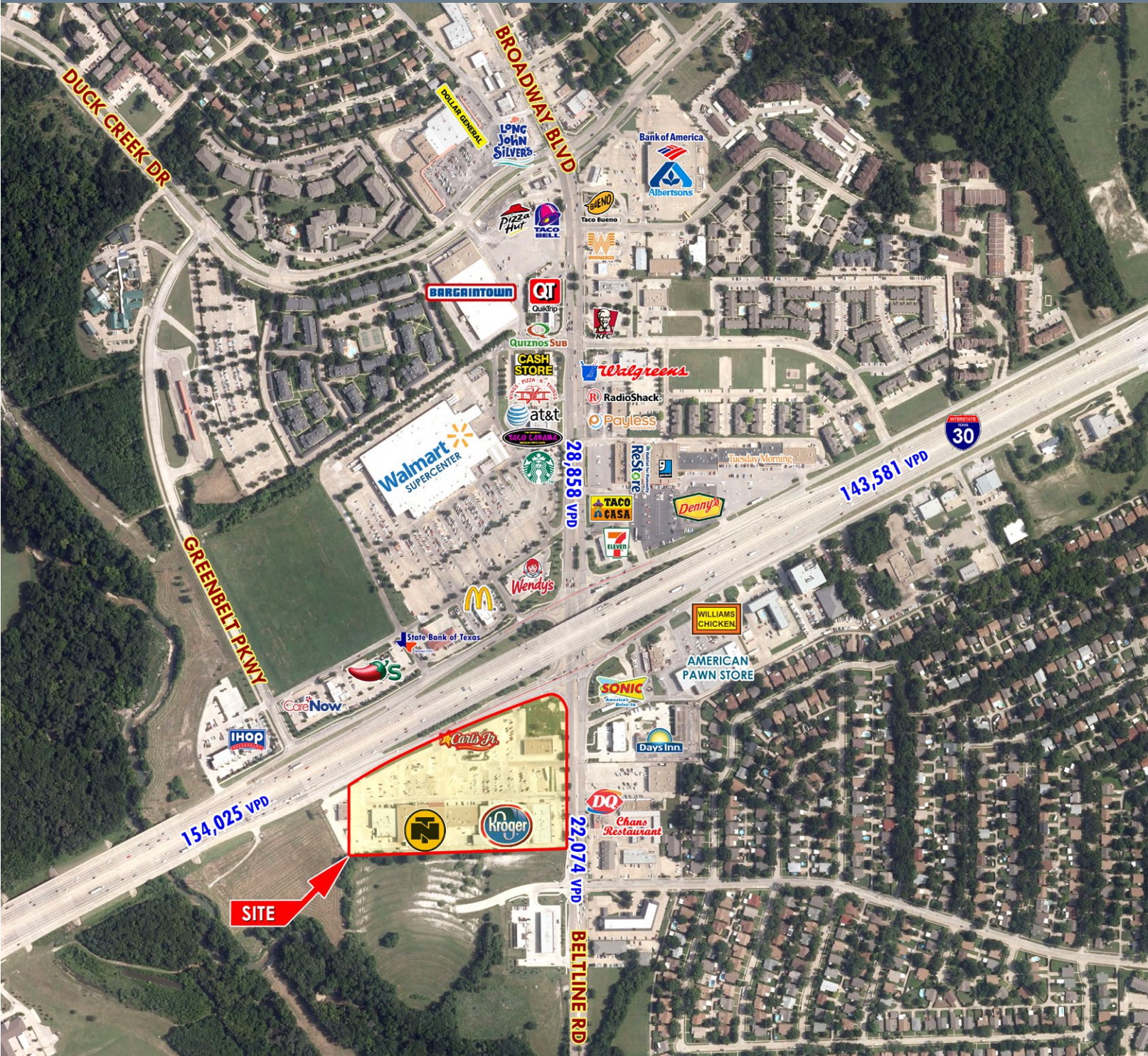
## FOR LEASE

### GARLAND, TEXAS

SEC BELTLINE ROAD & I-30

TONYA HAGOOD

MICHAEL WILSON



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



3 MILE RADIUS

Walmart SUPERCENTER  
 Starbucks  
 TACO CABANA  
 at&t  
 PIZZA HUT  
 CASH STORE  
 Quiznos Sub  
 QT  
 BARGAIN TOWN  
 TACO BELL  
 PIZZA HUT  
 LONG JOHN SILVER'S  
 DOLLAR GENERAL

Bank of America  
 Albertsons  
 Taco Bueno  
 Walgreens  
 RadioShack  
 Payless  
 ReStore  
 TACO CASA  
 Denny's  
 Tuesday Morning

IHOP  
 CareNow  
 State Bank of Texas  
 McDonald's  
 Wendy's

SITE

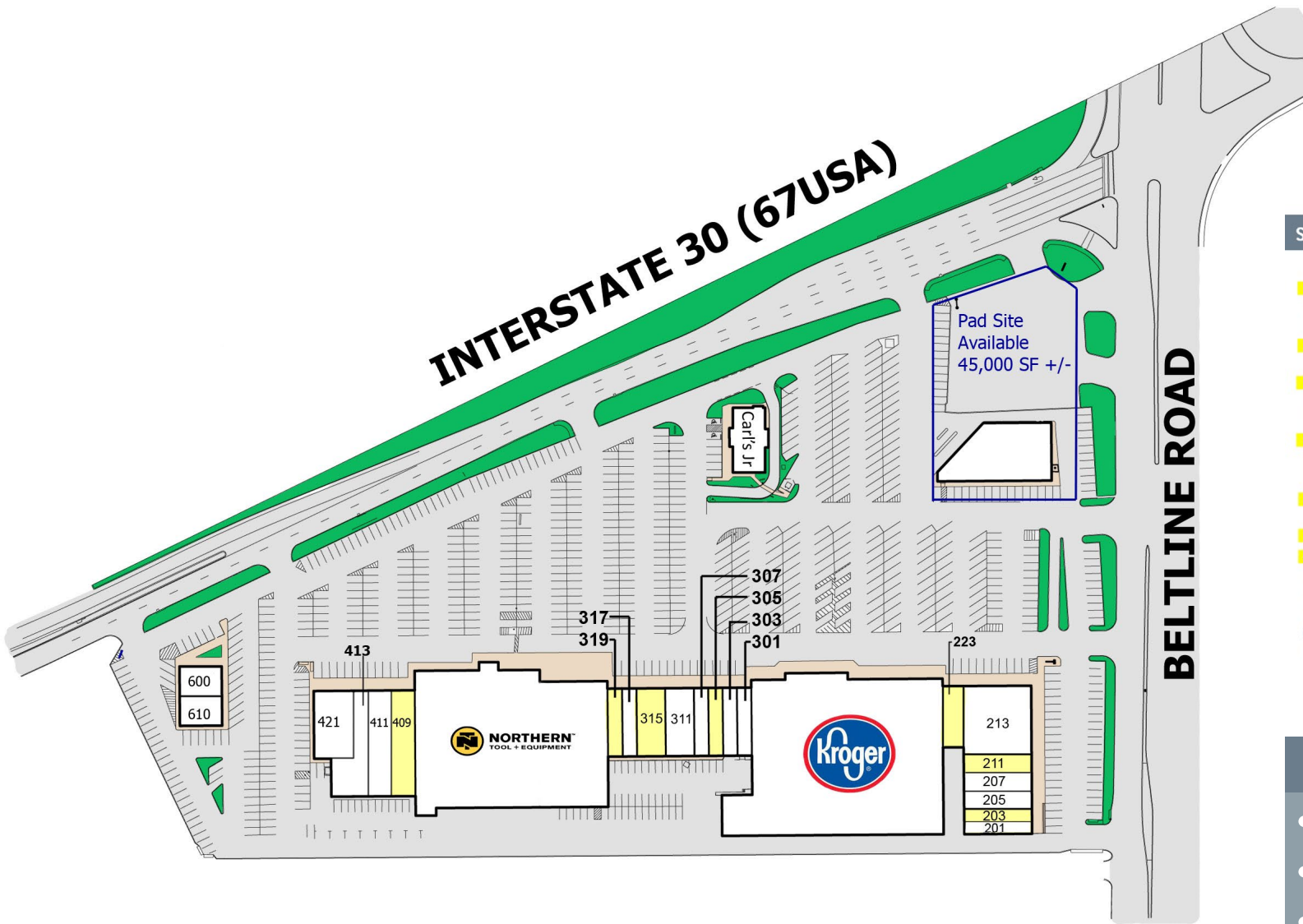
SONIC  
 WILLIAMS CHICKEN  
 AMERICAN PAWN STORE  
 Days Inn  
 DQ  
 Chans Restaurant

Kroger  
 Carl's Jr.

DUCK CREEK DR  
 BROADWAY BLVD  
 GRENBELT PKWY  
 28,858 vpd  
 143,581 vpd  
 154,025 vpd  
 22,074 vpd  
 BELTLINE RD



# BELTLINE RD & I-30 SHOPPING CENTER



| SUITE | TENANT                      | SF    |
|-------|-----------------------------|-------|
| 201   | METRO PCS                   | 1,600 |
| 203   | AVAILABLE                   | 1,200 |
| 205   | ARTISTIC NAILS              | 1,280 |
| 207   | MILLENNIUM SALON & SPA      | 2,914 |
| 211   | AVAILABLE                   | 948   |
| 213   | HANGER PROSTHETICS          | 5,030 |
| 223   | AVAILABLE                   | 2,607 |
| 301   | OLIVE OIL'S PIZZA           | 1,360 |
| 303   | JRJ COMPUTERS               | 1,360 |
| 305   | AVAILABLE                   | 1,200 |
| 307   | CROWN TROPHY                | 2,000 |
| 311   | RDA PROMART                 | 2,240 |
| 315   | AVAILABLE                   | 2,720 |
| 317   | GUY LUNA INSURANCE          | 1,200 |
| 319   | AVAILABLE                   | 1,600 |
| 409   | AVAILABLE                   | 3,390 |
| 411   | PETMOBILE PET HOSPITAL      | 4,900 |
| 413   | METROTEX ASSOC. OF REALTORS | 2,544 |
| 421   | GROVE TEMPORARIES           | 3,056 |
| 600   | DANIEL R. STRANN LAW OFFICE | 2,000 |
| 610   | HARBOR POINT DENTAL         | 1,500 |

## HIGHLIGHTS

- High traffic intersection
- Good access
- Kroger anchor

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2016 EST POPULATION    | 13,183   | 98,500   | 257,048  |
| 2016 EST AVG HH INCOME | \$58,246 | \$67,521 | \$63,516 |

| TRAFFIC COUNTS |             |
|----------------|-------------|
| INTERSTATE 30  | 154,025 VPD |
| BELTLINE ROAD  | 22,074 VPD  |

