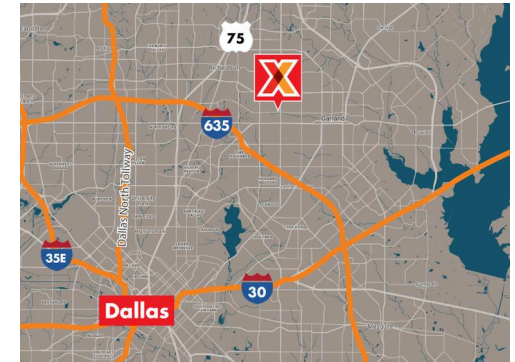


Dallas-Fort Worth-Arlington, TX
VILLAGE PLAZA

32.917300, -96.683400
 3555 West Walnut | Garland, TX 75042



CENTER SIZE: 89,444 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	26,017	159,577	388,322
🏠	7,401	58,027	141,616
💰	\$49,851	\$60,051	\$70,575

Retail space for lease positioned at heavily-trafficked intersection of N Jupiter Rd (31,600 VPD) and W Walnut St (21,300 VPD) 9 miles NE of downtown Dallas

Garland is the largest city NE of Dallas that is within Dallas County and the 12th largest city in the state of TX

The City of Garland has the 17th largest concentration of Vietnamese Americans in the U.S.

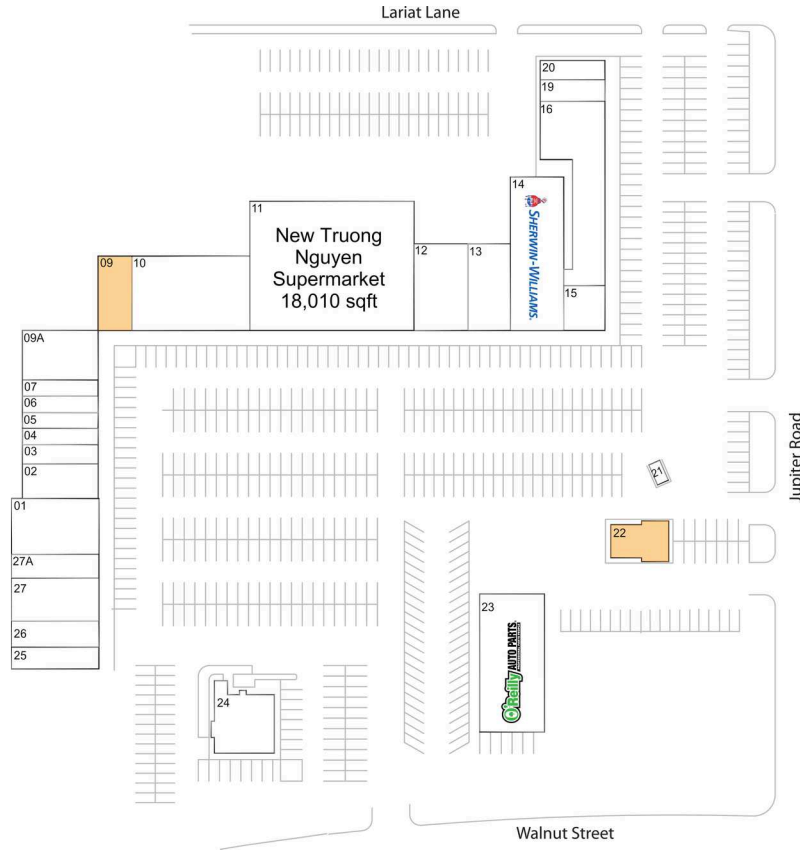
Surrounded by a dense population of 160,000+ within 3 miles

Daytime population in excess of 194,000+ ppl within 3 mi. due to strong area employment from Baylor Medical Center, Kraft Foods, US Foods, L3 Communications and many others

Pad sites available

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AVAILABLE SPACE

09	5,250 SF
09A	1 SF

PAD OPPORTUNITIES

22	.04 AC/1,820 SF
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CURRENT RETAILERS

01	King Wash & Dry	4,000 SF
02	Pho Bang	2,150 SF
03	IBEX Fashions	1,350 SF
04	Fast Logon	1,050 SF
05	Jerry Alcon Law Office	1,050 SF
06	Aqua Fresh Water Store	1,050 SF
07	Annie's Hair Salon	1,050 SF
10	Chinese Restaurant	7,840 SF
11	New Truong Nguyen Supermarket	18,010 SF
12	Saigon Kitchen	4,000 SF
13	Viet Tofu	3,200 SF
14	Sherwin-Williams	7,100 SF
15	Kim Ngoc Jewelry	1,597 SF
16	Pro Nail Supply	7,357 SF
19	Care Choice Pharmacy	1,200 SF
20	All in One Insurance	1,260 SF
21	Scooter's Coffee	450 SF
23	O'Reilly Automotive	7,200 SF
24	The Saucy Crab	2,800 SF
25	La Xanh Restaurant	1,660 SF
26	Texas Eye Clinic	2,000 SF
27	Foot Spa	2,810 SF
27A	Dong Hai Restaurant	2,190 SF

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