

# BELTLINE RD & I-30 SHOPPING CENTER

## FOR LEASE

### GARLAND, TEXAS

SWC BELTLINE ROAD & I-30

TONYA HAGOOD

MICHAEL WILSON



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

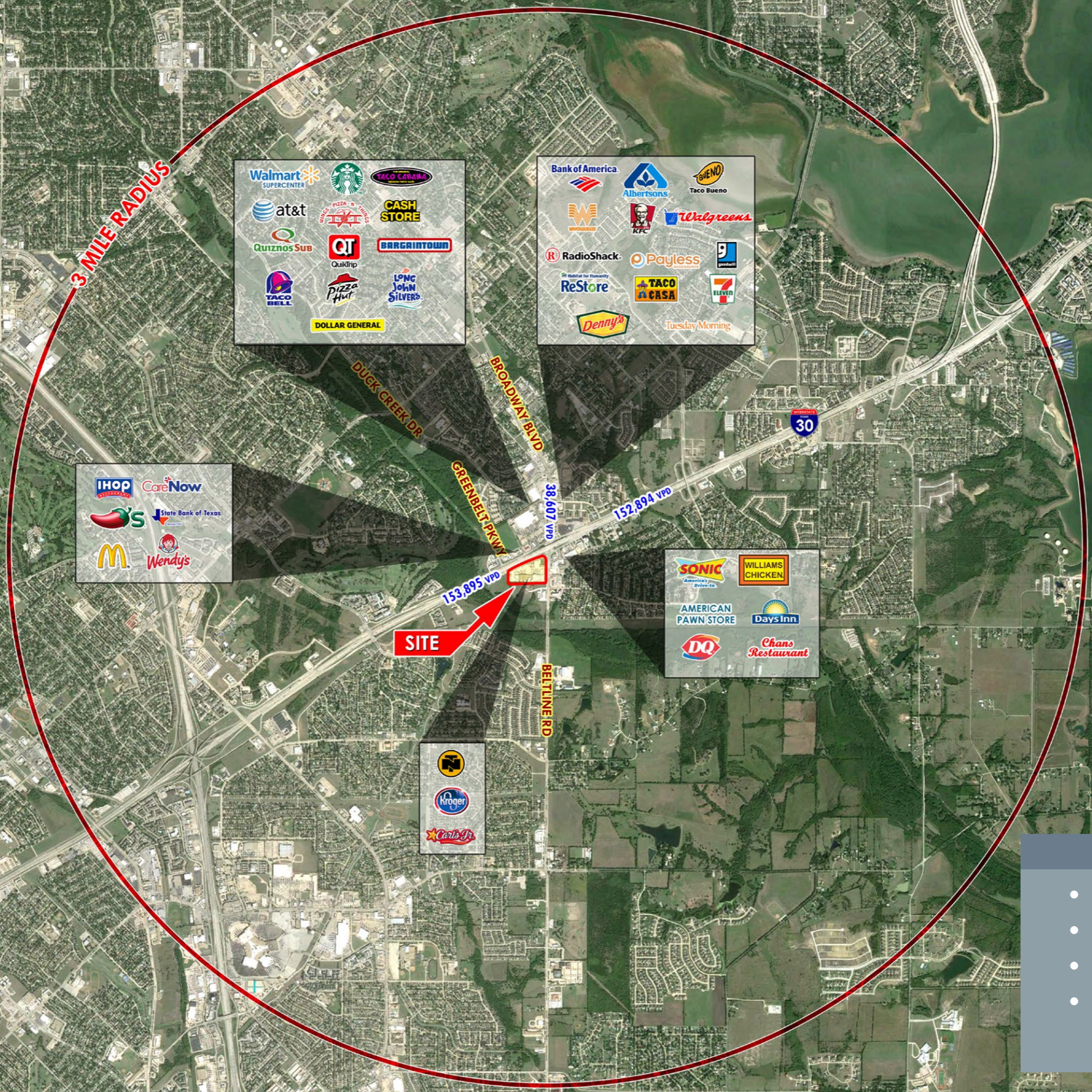
Walmart SUPERCENTER, Starbucks, TACO CARABAS, at&t, CASH STORE, Quiznos SUB, QT, BRGRINTOWN, TACO BELL, Pizza Hut, LONG JOHN SILVER, DOLLAR GENERAL

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

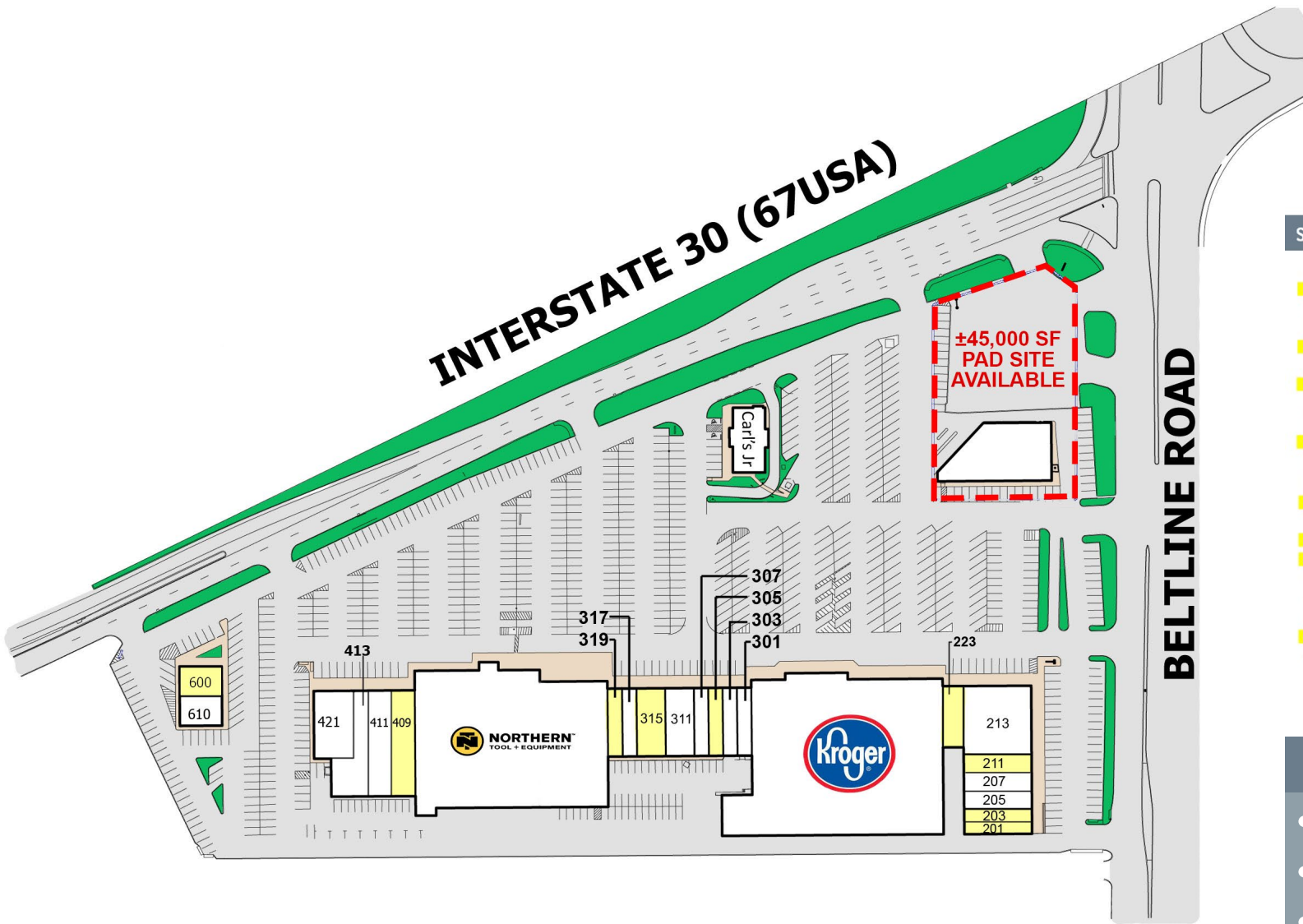
SONIC, WILLIAMS CHICKEN, AMERICAN PAWN STORE, Days Inn, DQ, Chans Restaurant

Kroger, Carl's Jr.



- HIGHLIGHTS**
- Super-regional retail traffic
  - Grocery anchored center
  - Hard corner available
  - ±45,000 SF pad available

# BELTLINE RD & I-30 SHOPPING CENTER



SUITE	TENANT	SF
201	METRO PCS	1,600
203	AVAILABLE	1,200
205	ARTISTIC NAILS	1,280
207	MILLENIUM 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	AVAILABLE	2,000
610	HARBOR POINT DENTAL	1,500

## HIGHLIGHTS

- High traffic intersection
- Good access
- Kroger anchor

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	13,384	99,882	260,210	INTERSTATE 30	153,895 VPD (TXDOT 2016)
2017 EST AVG HH INCOME	\$62,137	\$71,970	\$65,722	BELTLINE ROAD	38,607 VPD (TXDOT 2016)



