



EBG

EUREKA BUSINESS GROUP

3160 Saturn Rd -230A Garland, TX

5,100SF Retail Space



Joseph Gozlan | E: Joseph@EBGTexas.com
| O: (903) 600-0616 | M: (469) 443-6336

LEASE Package

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

FOR LEASE: Great Retail Space in Vibrant Garland, TX Shopping Center

Seize this outstanding leasing opportunity at the intersection of Saturn and Kingsley Rd in the heart of Garland, TX. Ideally situated in a densely populated area, this 5,100SF retail space is available for immediate occupancy and ready to bring your business vision to life.

This open plan retail space is part of a busy shopping center, offering flexibility for a variety of business types including retail stores, office spaces, or restaurants.

The building is equipped with central heat & air, ensuring a comfortable shopping experience for your customers all year round. The property also benefits from ample parking, providing a convenient shopping destination for local and visiting customers.

With traffic volumes of 18,345 VPD on Kingsley and 15,060 VPD on Saturn, your business will enjoy high visibility and exposure, attracting a steady stream of potential customers.

Competitive modified gross lease terms are on offer, with both the term and the tenant improvements budget open for negotiation to best suit your business needs.

If you're looking for an accessible, high-traffic retail space in a thriving community, look no further. Contact us today to learn more about this exclusive leasing opportunity or to schedule a viewing. Don't miss out on this chance to locate your business in the heart of Garland, TX!



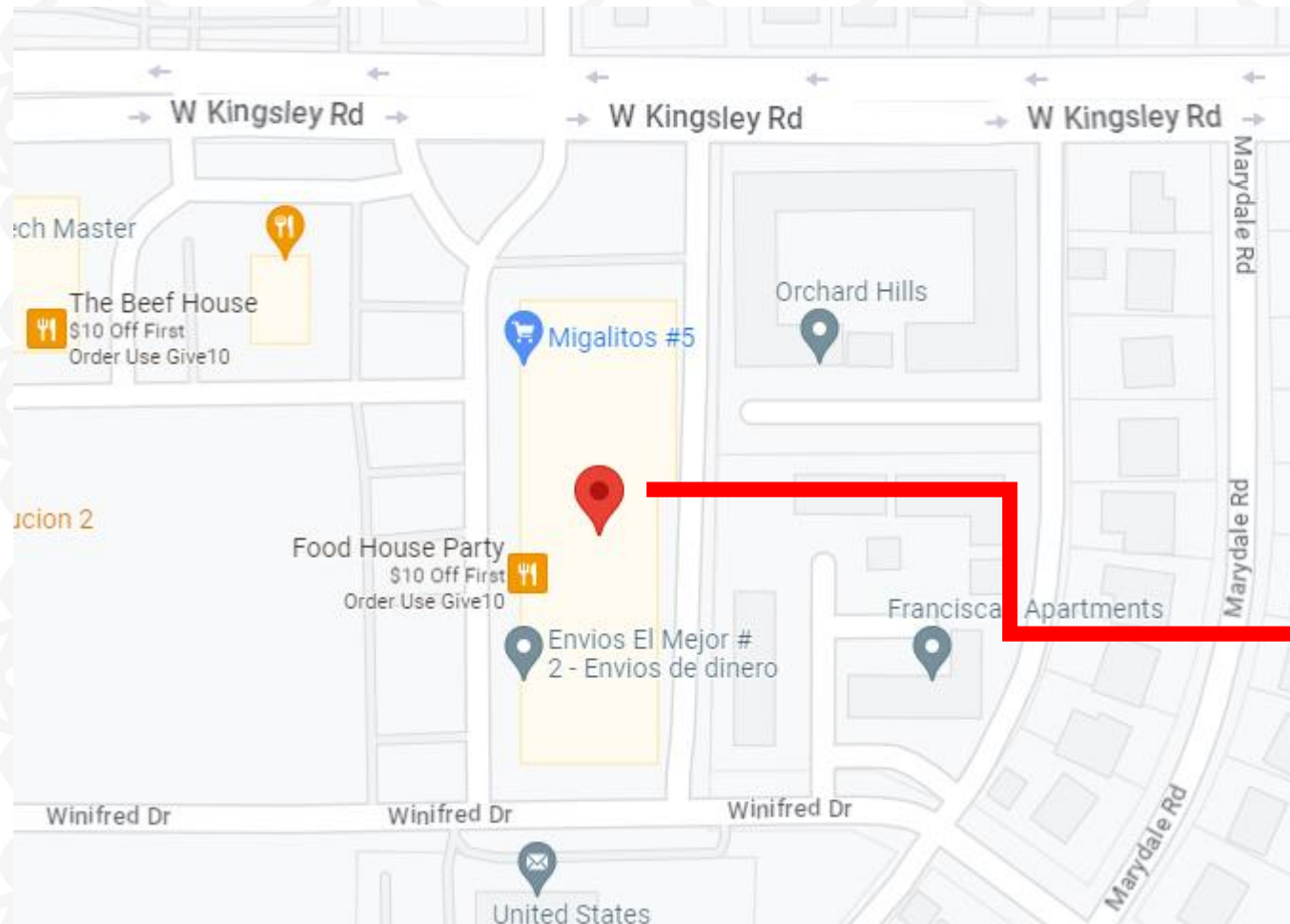
Joseph Gozlan | Joseph@EBGTexas.com | (469) 443-6336

Property Profile	
Available SF:	5,100SF
Type:	Retail
Secondary Type:	Shopping Center
Year Built:	1980
Entries:	2 Front, 2 Back
Bathrooms:	2 Stalls
Street Type:	Primary
Visible Signage:	Available
HVAC:	Central Heat & Air
Traffic:	Kingsley: 18,345 VPD Saturn: 15,060 VPD

- **Street Address:**
3160 Saturn Rd STE 230A, Garland, TX
- **Parking:** Ample parking spaces available
- **Usage:** Retail/Office/Restaurant, etc.
- **Traffic:** Kingsley: 18,345 VPD | Saturn: 15,060 VPD
- **Term:** Negotiable
- **Rent:** \$11/SF-\$14/SF Modified Gross
- **Tenant Improvements Budget:** Negotiable
- **Available:** Immediately

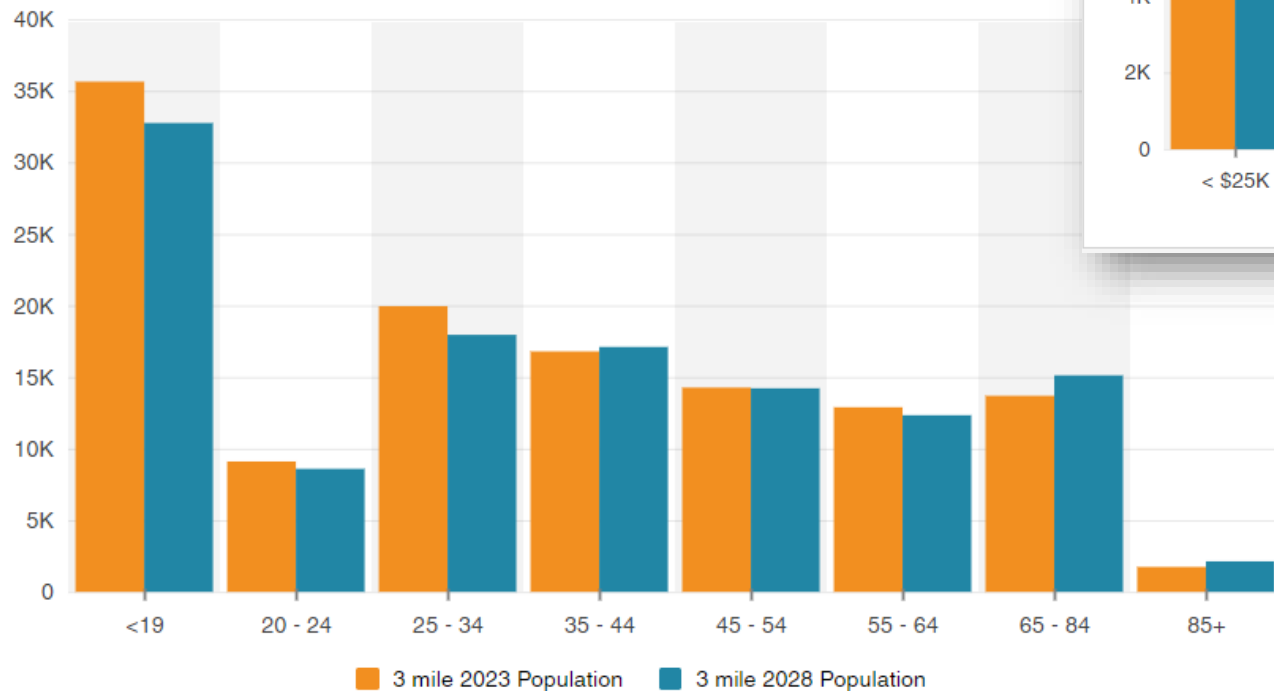




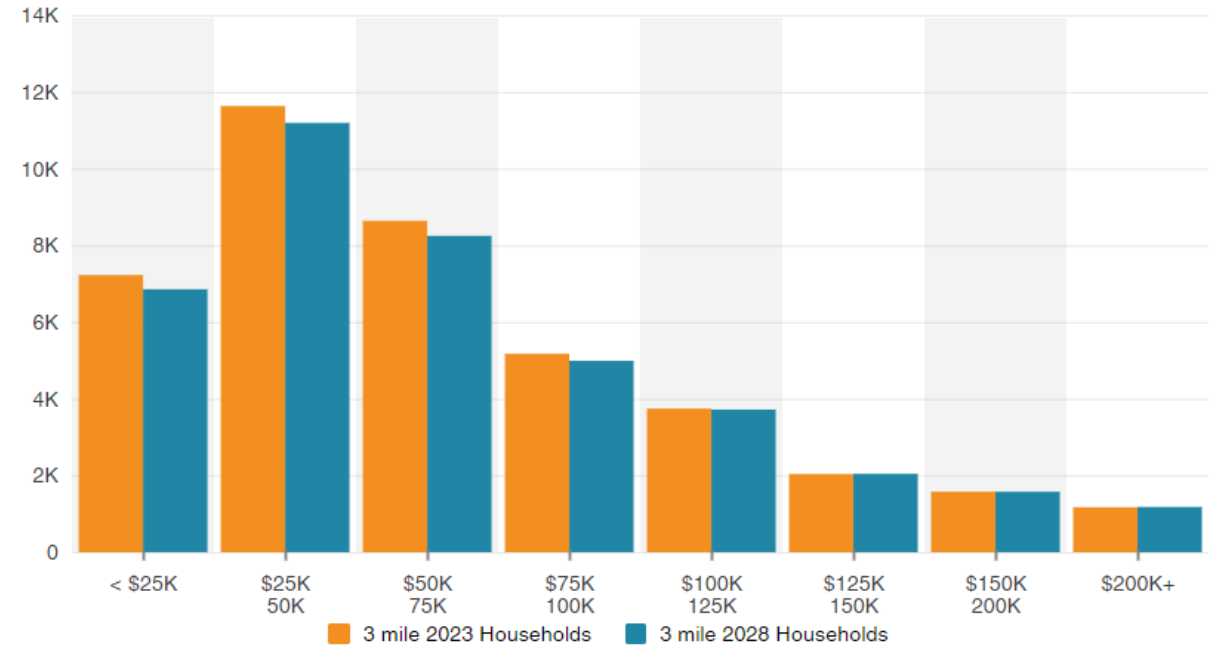


**3160 Saturn Rd
#230A, Garland, TX
75041**

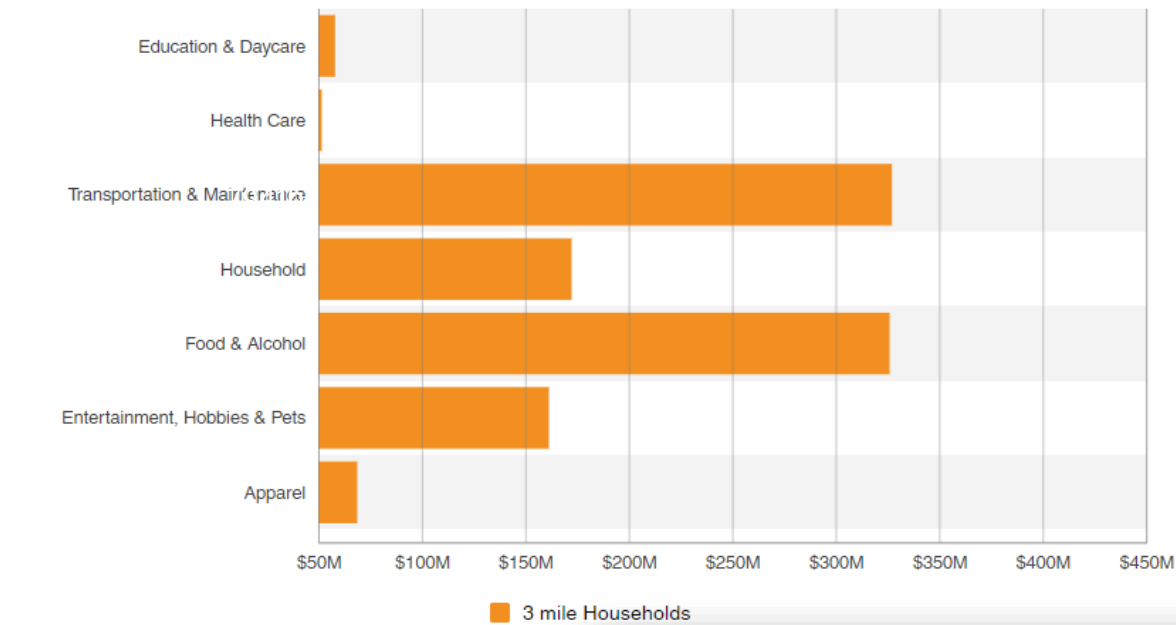
Population By Age



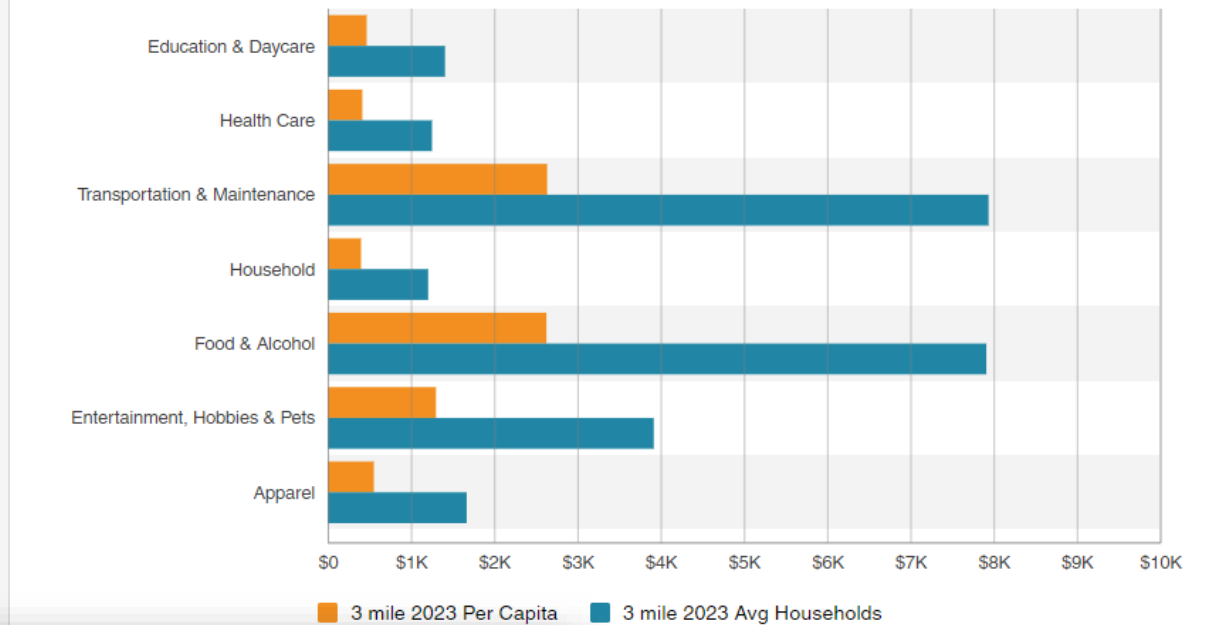
Household Income



Consumer Spending



Per Capita & Avg Household Spending



Population

	1 mile	3 mile	5 mile
2010 Population	15,818	125,811	354,915
2023 Population	16,006	124,106	353,507
2028 Population Projection	15,576	120,214	342,917
Median Age	34.3	33.7	34.8
Bachelor's Degree or Higher	14%	17%	22%



EBG

EUREKA BUSINESS GROUP

JOSEPH GOZLAN



Joseph@EBGTexas.com



(903) 600-0616



(469) 443-6336



Contact

