



Towngate Plaza

For Lease
1901 Northwest Highway
Garland, TX 75041



Elite Commercial Real Estate LLC
5600 Tennyson Parkway, Suite 155, Plano, TX 75024
Sam Fan, 972-965-5866
Sam.fan@elite-commercial.com

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Property Highlights

- Located at a hard-corner, signalized intersection, with excellent visibility and accessibility.
- Highly trafficked center with easy access to I-635/LBJ Freeway.
- Only one last vacancy available. Ownership offering TI package and free rent period
- Join well-known brands like Fresenius, Armstrong McCall, Cuquita's Restaurant, and Scooter's Coffee.

Offering Summary

| | |
|-----------------|----------------|
| Lease Rate | Contact Broker |
| Available Space | 3,909 SF |
| Building Size | 39,506 SF |

Demographic Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Households | 5,566 | 50,976 | 141,551 |
| Total Population | 15,380 | 139,461 | 377,271 |
| Average HH Income | 59,625 | 67,119 | 72,033 |

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Available Spaces

| | |
|------------|------------|
| Suite | 108 |
| Size | 3,909 SF |
| Lease Rate | Negotiable |
| Lease Type | NNN |
| NNN Rate | \$8.00/SF |
| Lease Term | 5-10 Years |

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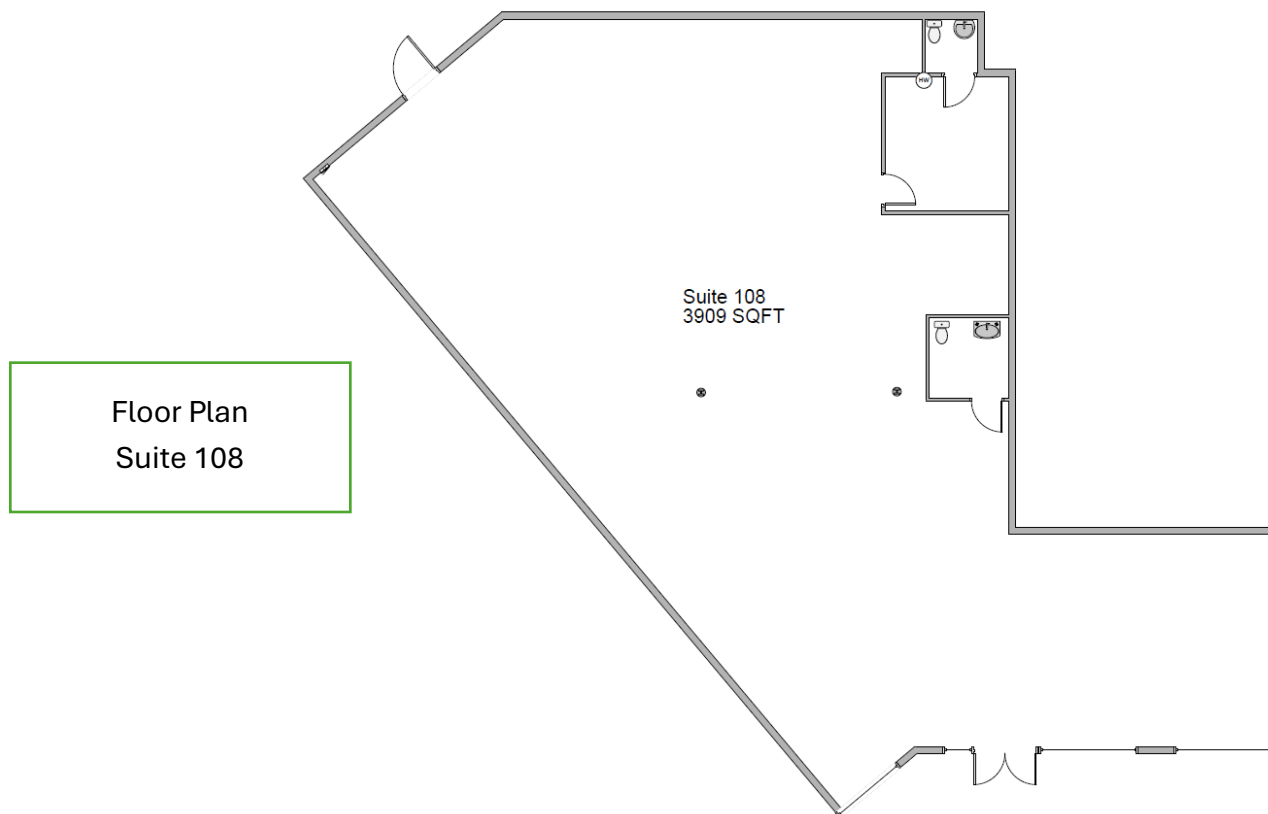
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