

RETAIL FOR LEASE

Firewheel Commons

3046 Lavon Dr, Garland, TX 75040

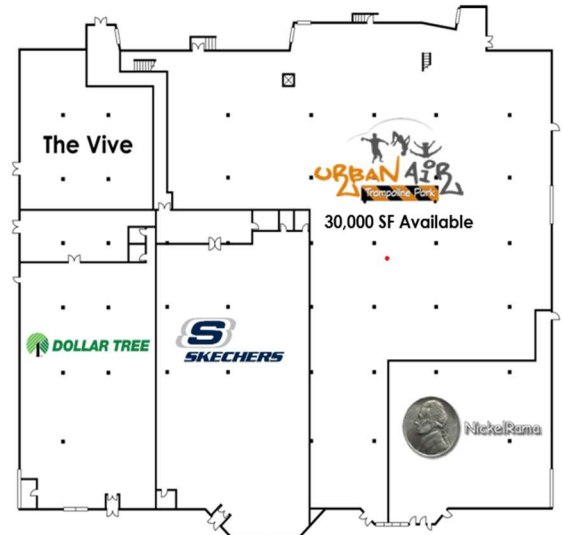


Synergic Retail Center
Complimentary Tenant Mix
Over 47,000 Vehicle per Day on 3046 Lavon Dr.
Easy Access to President George Bush Turnpike

AVAILABLE SF	30,000 SF
LEASE RATE	\$19.50 SF/Yr (NNN)
LOT SIZE	5.63 Acres
BUILDING SIZE	64,717 SF
YEAR BUILT	1986
ZONING	Commercial
MARKET	Garland
TRAFFIC COUNTS	47,000 on Lavon
CROSS STREET	Lavon & Naaman School Road
SIGNAGE	Signage at entrance and along Lavon Dr
INGRESS/EGRESS	Multiple points of entry with cross access throughout the entire center

Firewheel Commons Tenants

- Dollar Tree
- Skechers
- Scooter's Coffee
- Urban Air Trampoline Park
- Nickelrama Arcade
- Livingway Church / The Vive Coffee



KW COMMERCIAL
1199 S Belt Line Road,
Suite 100
Coppell, TX 75019

MASON SHAYAN, MICP, CCIM
Managing Director
O: 469.708.6221
mason@kwcommercial.com

ALI SHAYAN
Asset Manager
O: 310.259.9589
ali@stxco.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

Firewheel Commons

3046 Lavon Dr, Garland, TX 75040



PROPERTY HIGHLIGHTS

- Premier Location
- Affluent and High Growth Area
- Easy Access to President George Bush Turnpike
- Strong surrounding population density
- Strong Retail Synergy
- High Traffic Counts
- Flexible Configurations for anchor or multi-tenant users
- High consumer spending power

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2024 Estimated Population (est.)	13,047	102,459	275,616
2024 Employee estimates (est.)	6,897	54,385	145,470
2024 Average HH (est.)	\$73,593	\$73,598	\$79,826

KW COMMERCIAL
1199 S Belt Line Road,
Suite 100
Coppell, TX 75019

MASON SHAYAN, MICP, CCIM
Managing Director
O: 469.708.6221
mason@kwcommercial.com

ALI SHAYAN
Asset Manager
O: 310.259.9589
ali@stxco.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com