



# EBG

EUREKA BUSINESS GROUP

**3160 Saturn Rd  
230D Garland, TX**

**4,000 SF  
Retail Space**



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

**LEASE Package**

## FOR LEASE: Great Retail Space in a Busy Garland 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 4,000SF 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 16,191 VPD ('19) on Kingsley and 13,391 VPD ('19) 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!**

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The statements and figures presented herein, while not guaranteed, are secured from sources deemed to be reliable. This information is subject to changes and withdrawal without notice. THIS Property IS OFFERED "AS IS, WHERE IS, WITH ALL FAULTS." Broker is advising reader to conduct its own independent evaluation, valuation and assessment of the business.





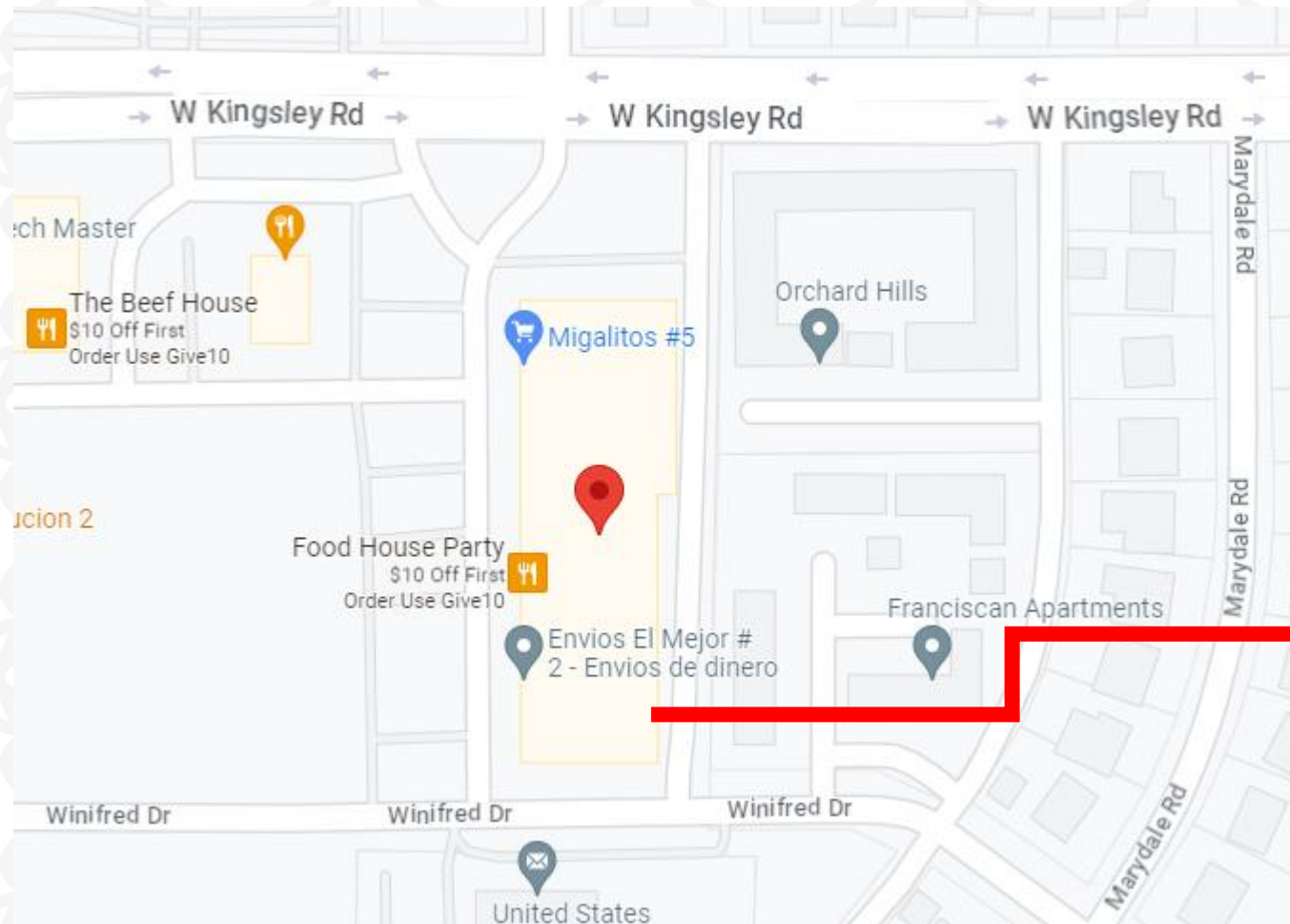
Property Profile	
Available SF:	4,000 SF
Type:	Retail
Secondary Type:	Shopping Center
Year Built:	1980
Bathrooms:	In-unit
Street Type:	Primary
Visible Signage:	Available
HVAC:	Central Heat & Air
Traffic:	Kingsley: 16,191 VPD Saturn: 16,319 VPD

- **Street Address:**  
**3160 Saturn Rd STE 230-D, Garland, TX**
- **Usage:** Retail/Office/Restaurant, etc.
- **Parking:** Ample parking spaces available
- **Traffic:** Kingsley: 16,191 VPD | Saturn: 16,391 VPD
- **Term:** Negotiable
- **Rent:** Contact Broker
- **Tenant Improvements Budget:** Negotiable
- **Available:** Immediately







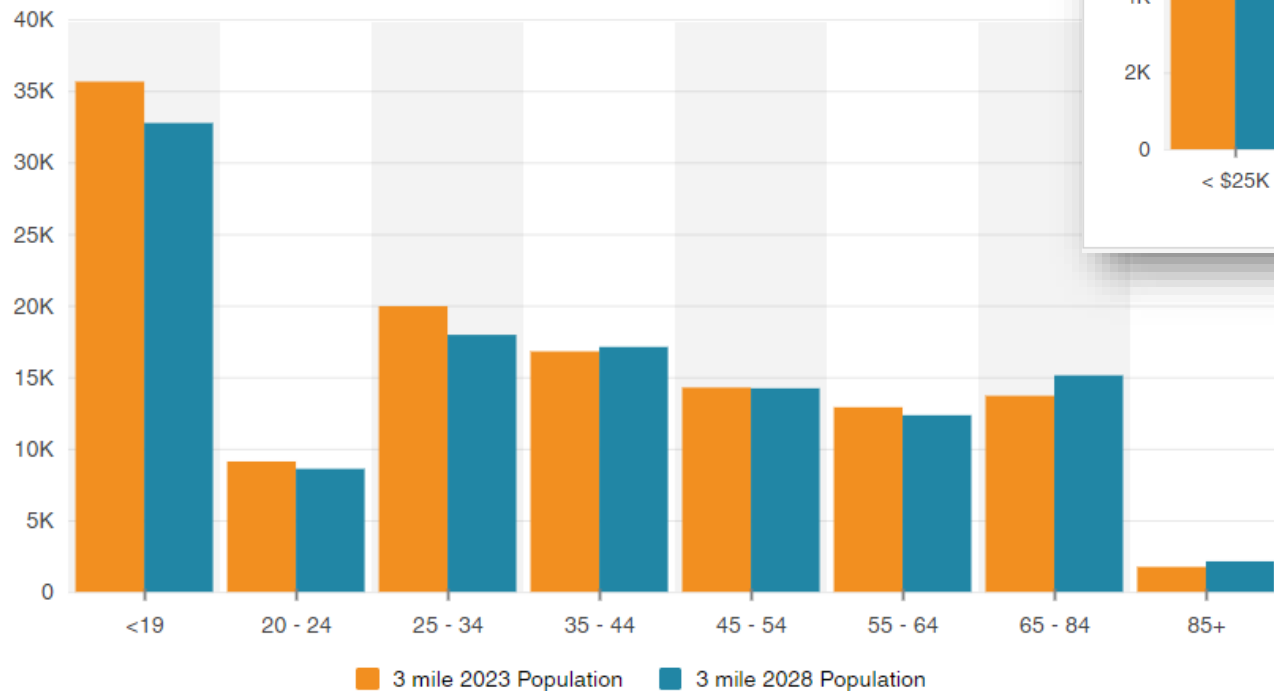


**3160 Saturn Rd.  
Suite #230-D  
Garland, TX 75041**

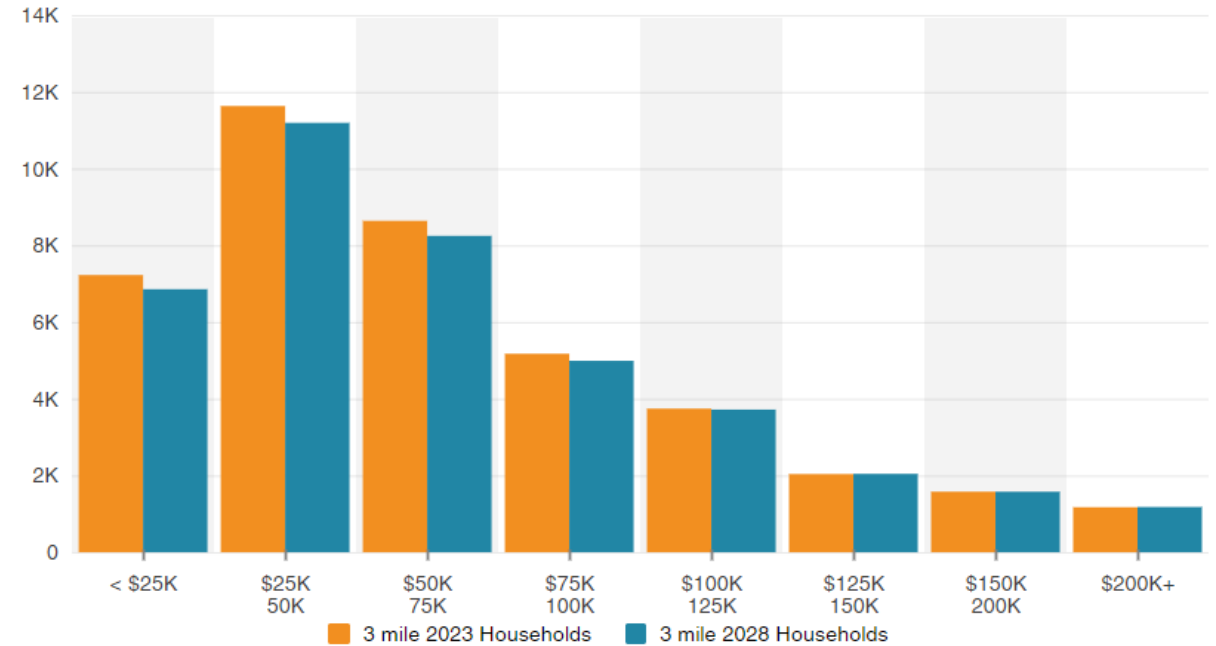




Population By Age

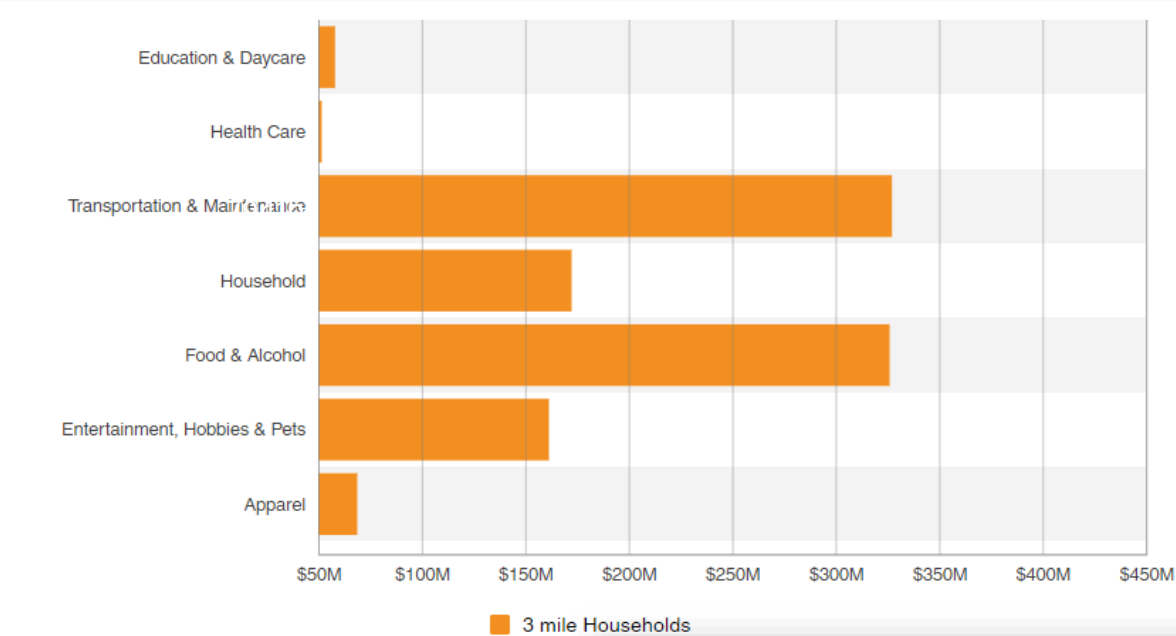


Household Income

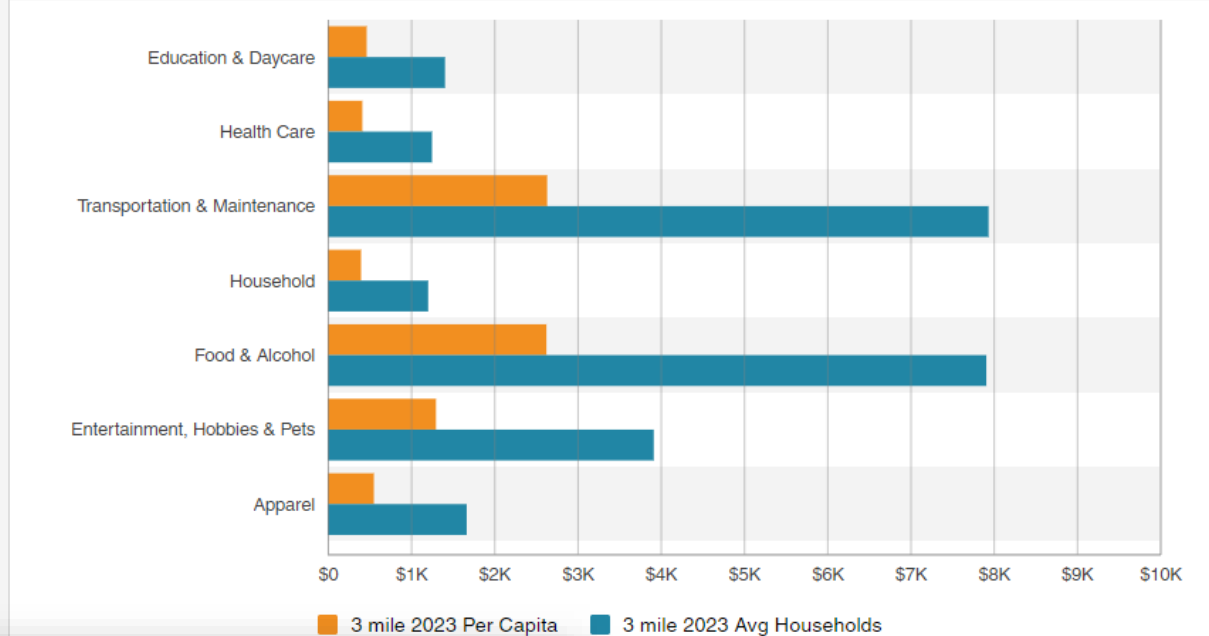




## Consumer Spending



## 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%



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# **JOSEPH GOZLAN**

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**Joseph@EBGTexas.com**



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# Contact



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