

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

4,000 SF Retail Space





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



### **EXECUTIVE SUMMARY**

#### 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.





### LEASE INFORMATION

#### **Property Profile**

Available SF:	4,000 SF	
Туре:	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



### **EXTERIOR PICTURES**











#### Corner Unit





### LOCATION





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



### LOCATION





### DEMOGRAPHICS





#### DEMOGRAPHICS



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	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%

\$10K



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# EUREKA BUSINESS GROUP

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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 a governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.



# INFORMATION ABOUT BROKER SERVICES



#### Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- ABROKER isresponsibleforallbrokerageactivities, includingactsperformedbysalesagentssponsoredbythebroker.
- ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Puttheinterestsoftheclientaboveallothers, including the broker's own interests;
- Informtheclientofanymaterialinformationaboutthepropertyortransactionreceivedbythebroker;
- Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
- Treatallpartiestoarealestatetransactionhonestlyandfairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including informationdisclosedtotheagentorsubagentbythebuyerorbuyer'sagent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlinedprint, setforth the broker's obligations as an intermediary. Abroker who acts as an intermediary:

Musttreatallpartiestothetransactionimpartiallyandfairly;

• May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and

buyer)tocommunicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Mustnot, unless specifically authorized inwriting to do so by the party, disclose:
  - thattheownerwillacceptapricelessthanthewrittenaskingprice;
  - $\bigcirc$  that the buyer/tenant will pay a price greater than the prices ubmitted in a written offer; and
  - O any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. Asubagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: Thebroker'sdutiesandresponsibilitiestoyou, and your obligation sunder the representation agreement.

Whowillpaythebrokerforservicesprovidedtoyou,whenpaymentwillbemadeandhowthepaymentwillbecalculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for youtousethebroker'sservices. Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyourrecords.

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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/	LicenseNo.	Email	Phone
Associate			
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/LandlordInitia		Date	

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