



# BTS ENDCAP & INLINE SPACE

For lease:  
5130 N Garland Ave  
Garland, TX

# Metrics

5130 N Garland Ave  
Garland, TX

## Location

N Garland Ave & President George Bush Turnpike  
Garland, TX

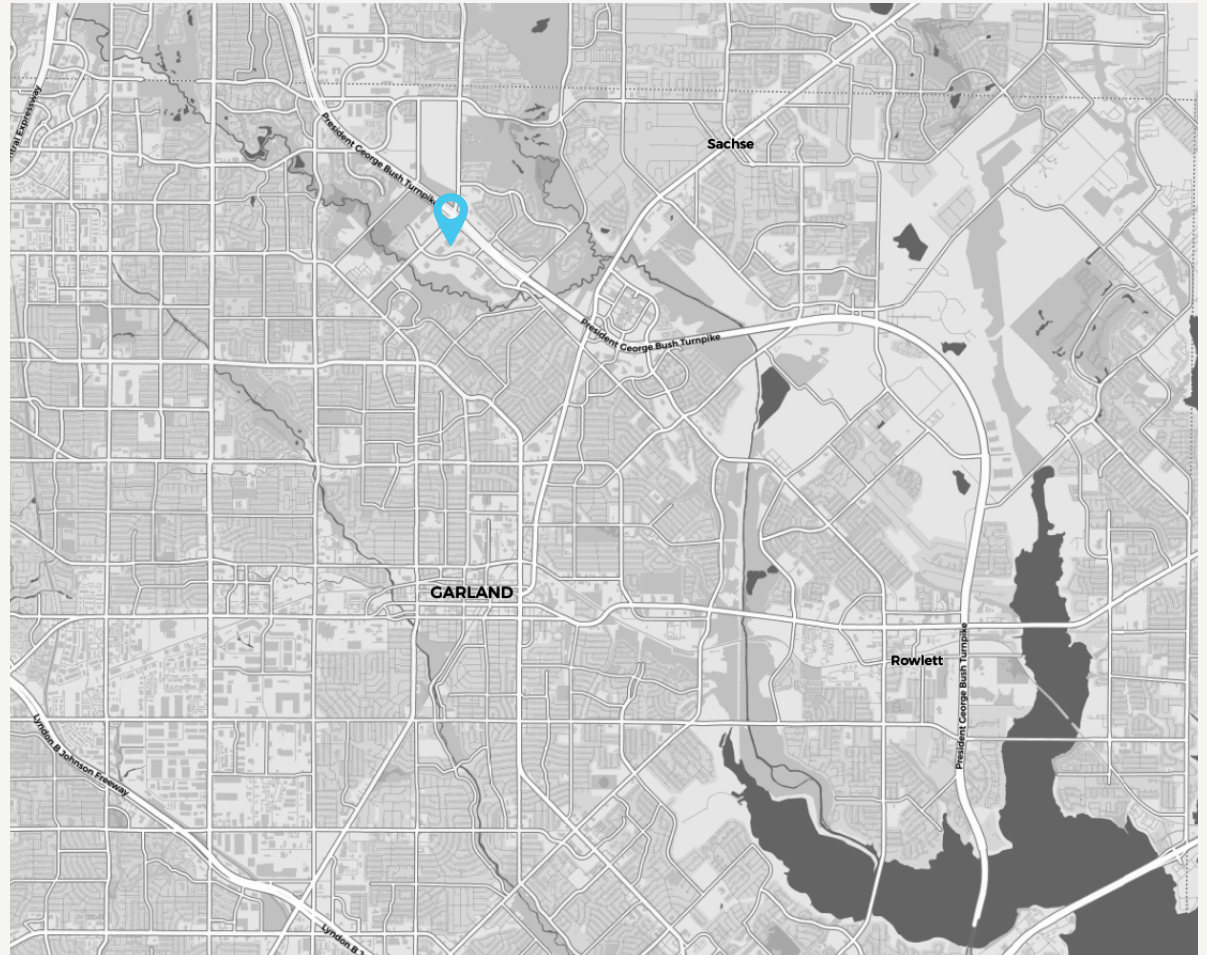
## Size

Shell Retail/Restaurant Space  
1,500 - 3,933 SF

## Traffic Counts

N Garland Ave  
21,228 VPD

PGBT  
103,924



## Area Attractions



# Property Highlights

5130 N Garland Ave  
Garland, TX

1. BTS End Cap and inline space Available for Lease
2. 7 Brew Coffee on Eastern End Cap
3. Rare retail opportunity in a high-demand trade area
4. Optional 650 SF outdoor covered patio
5. Prime Sam's Club outparcel location
6. Sam's Club: Ranked 94th out of 564 (Top 83rd percentile) with 2.1M annual visitors (Source: Placer. AI)
7. Walmart: Ranked 323rd out of 3,881 (Top 91st percentile) with 3M annual visitors (Source: Placer. AI)



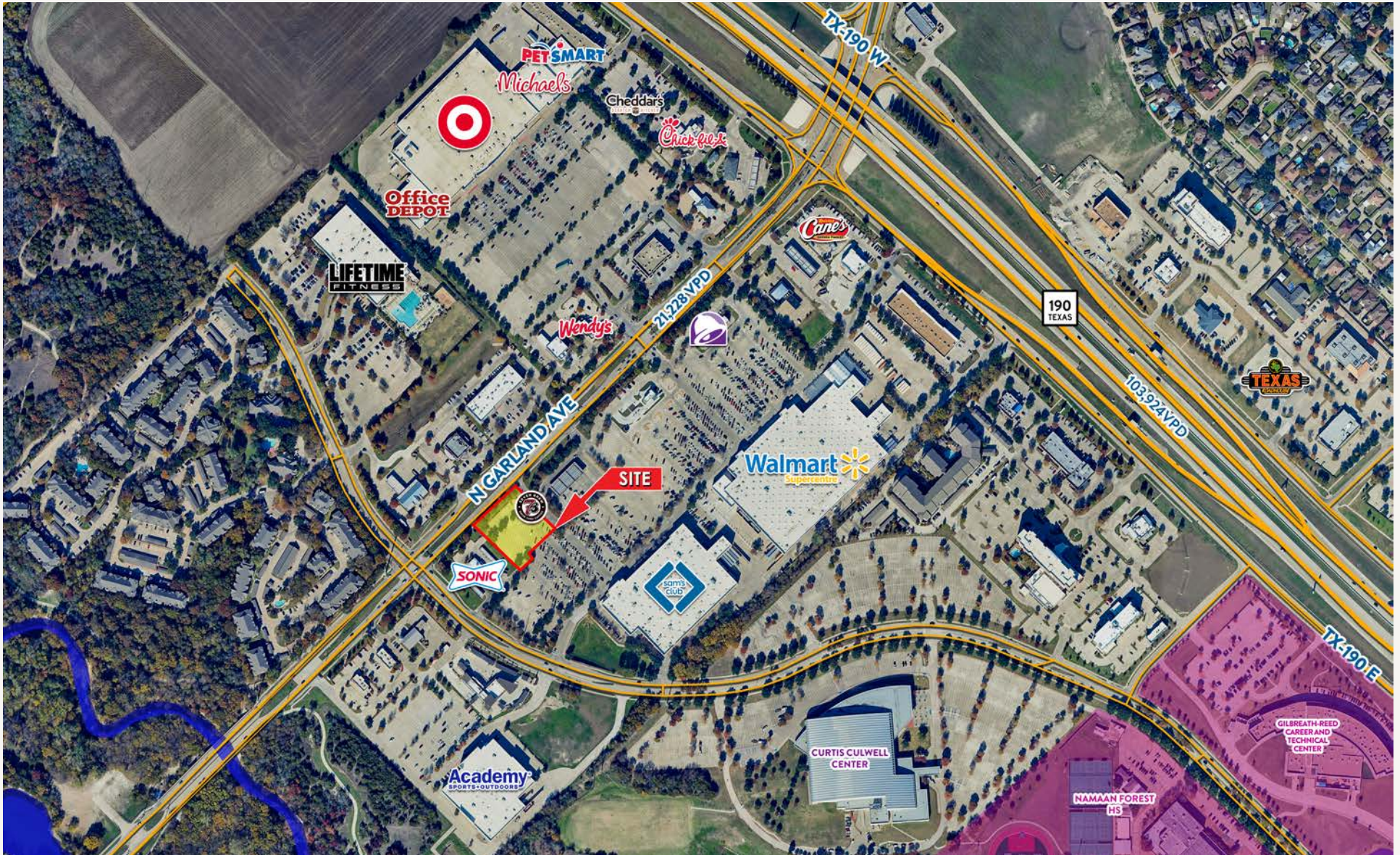
## 2025 Demographic Summary

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION         | 10,617    | 115,933   | 307,835   |
| EST. DAYTIME POPULATION | 3,349     | 38,503    | 152,704   |
| EST. AVG. HH INCOME     | \$117,399 | \$131,214 | \$130,450 |



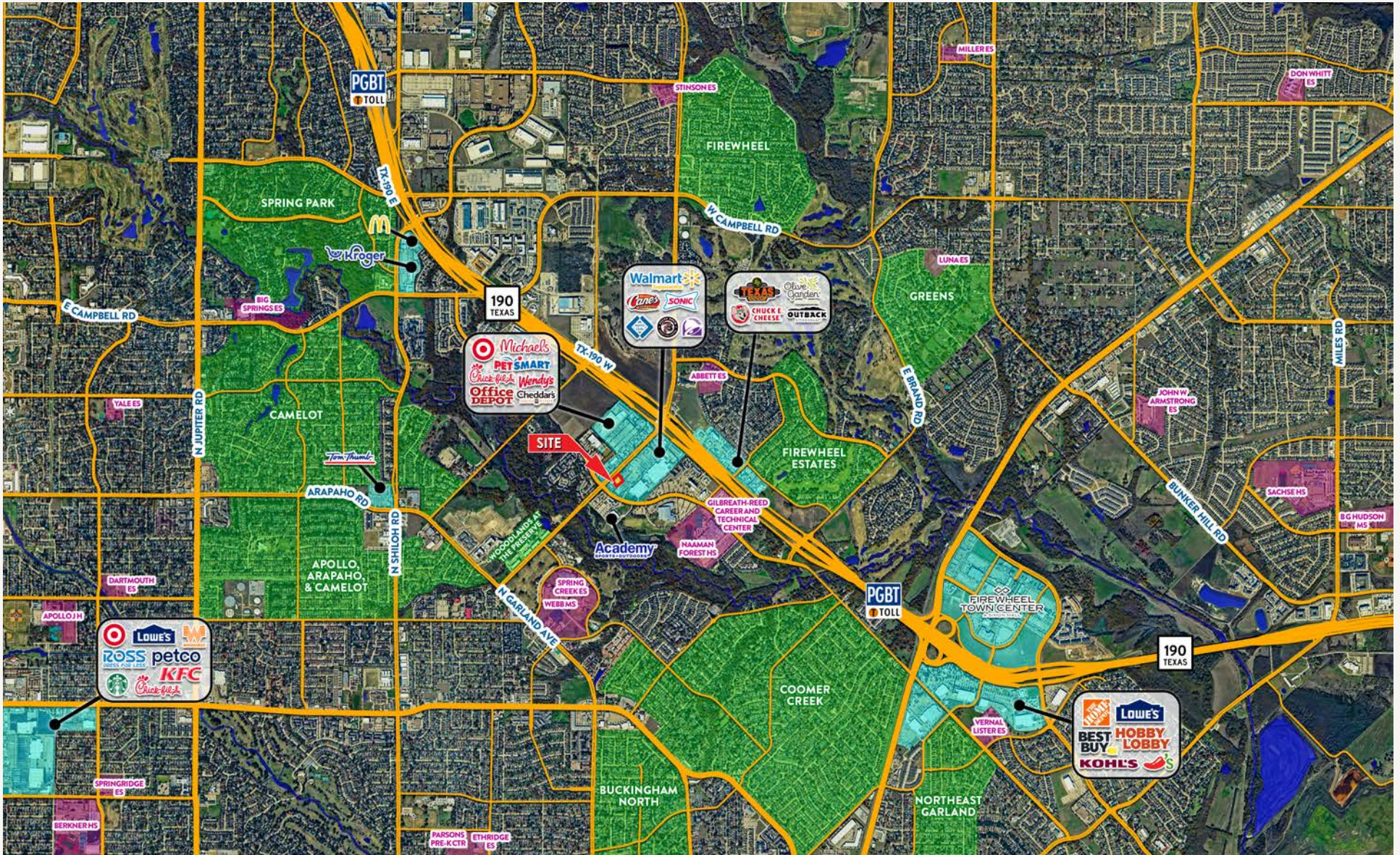
# Close Aerial

5130 N Garland Ave  
Garland, TX



# Far Aerial

5130 N Garland Ave  
Garland, TX



5130 N Garland  
Ave  
Garland, TX

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