



FORMER ALBERTSONS GARDEN CENTER

For Lease:
NWC Carrier Pkwy & Main St
Grand Prairie, TX

VENTURE

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Metrics

Former Garden Center
Grand Prairie, TX

Location

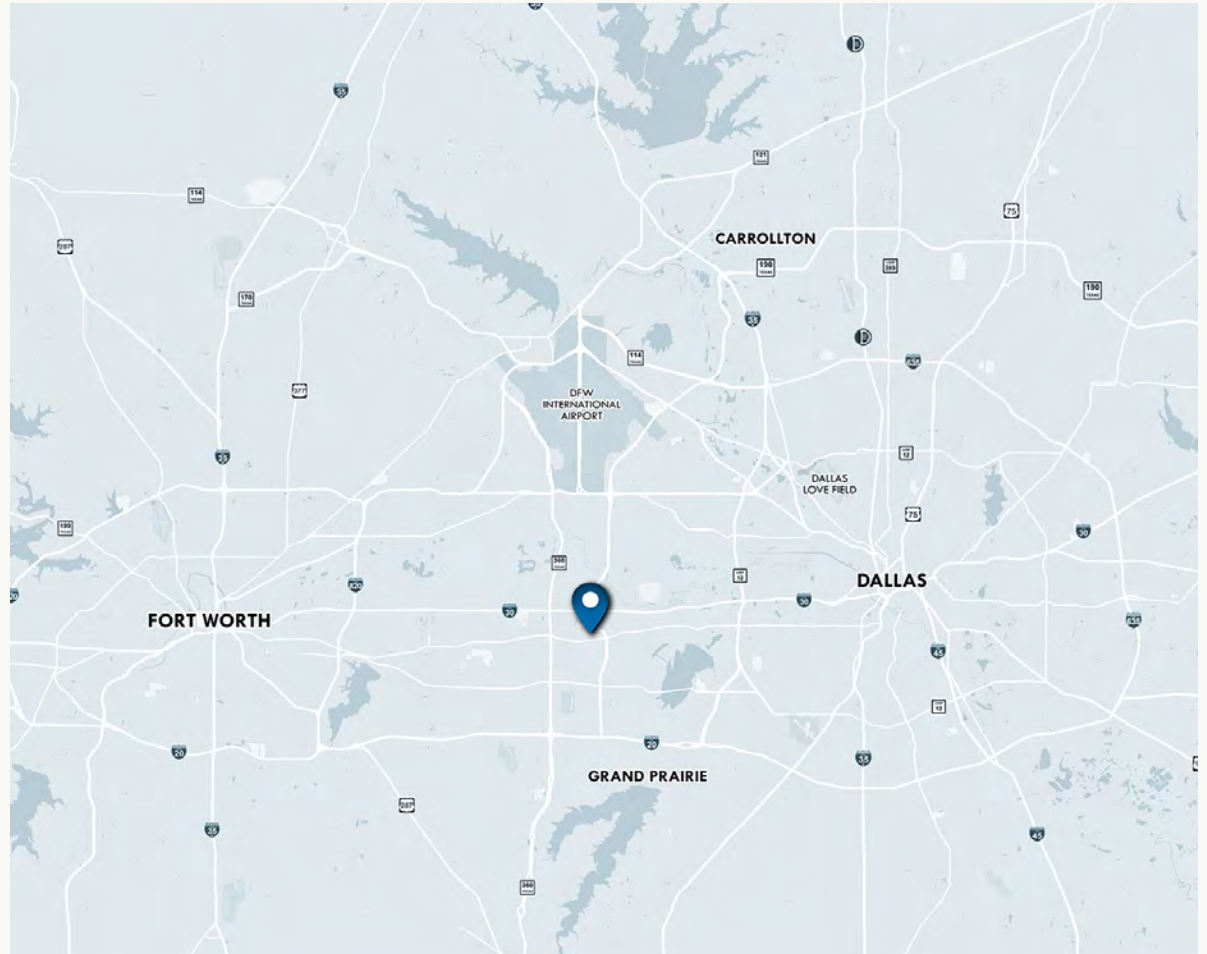
NWC Carrier Pkwy & Main St

Size

Inside Area	Outside Area
2,554 SF	2,554 SF

Traffic Counts

Carrier Pkwy	Main St
16,440 VPD	12,287 VPD



Area Attractions



Property Highlights

Former Garden Center
Grand Prairie, TX

1. Adjacent to an Albertsons grocery store with ample parking
2. Solid demographics with over 96,000 people and average household incomes in excess of \$83,000 in a three-mile radius
3. The intersection of S Carrier Parkway and Main Street carries over 29,000 VPD

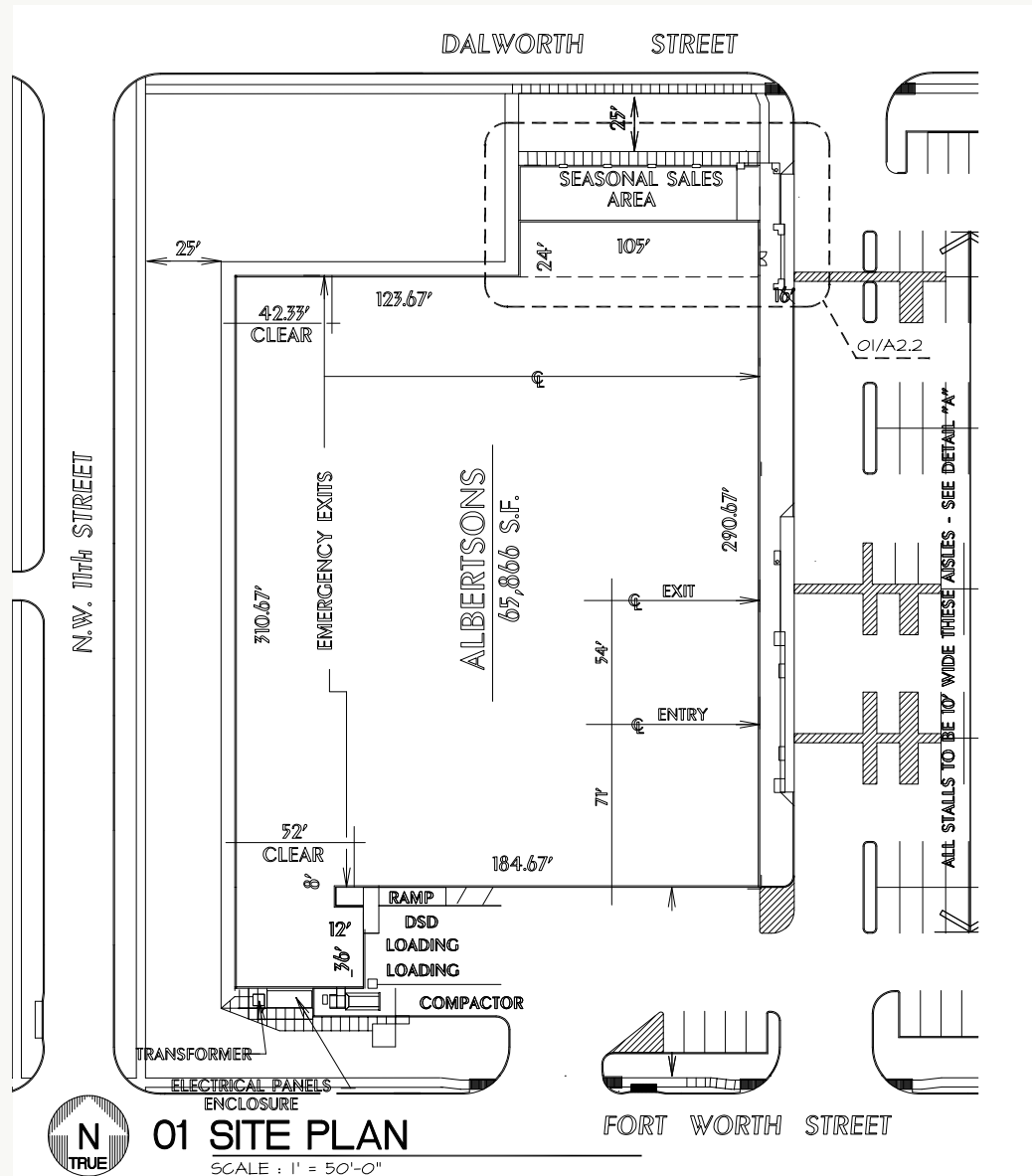


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,980	96,246	265,805
EST. DAYTIME POPULATION	5,332	46,747	111,687
EST. AVG. HH INCOME	\$73,821	\$83,050	\$91,309

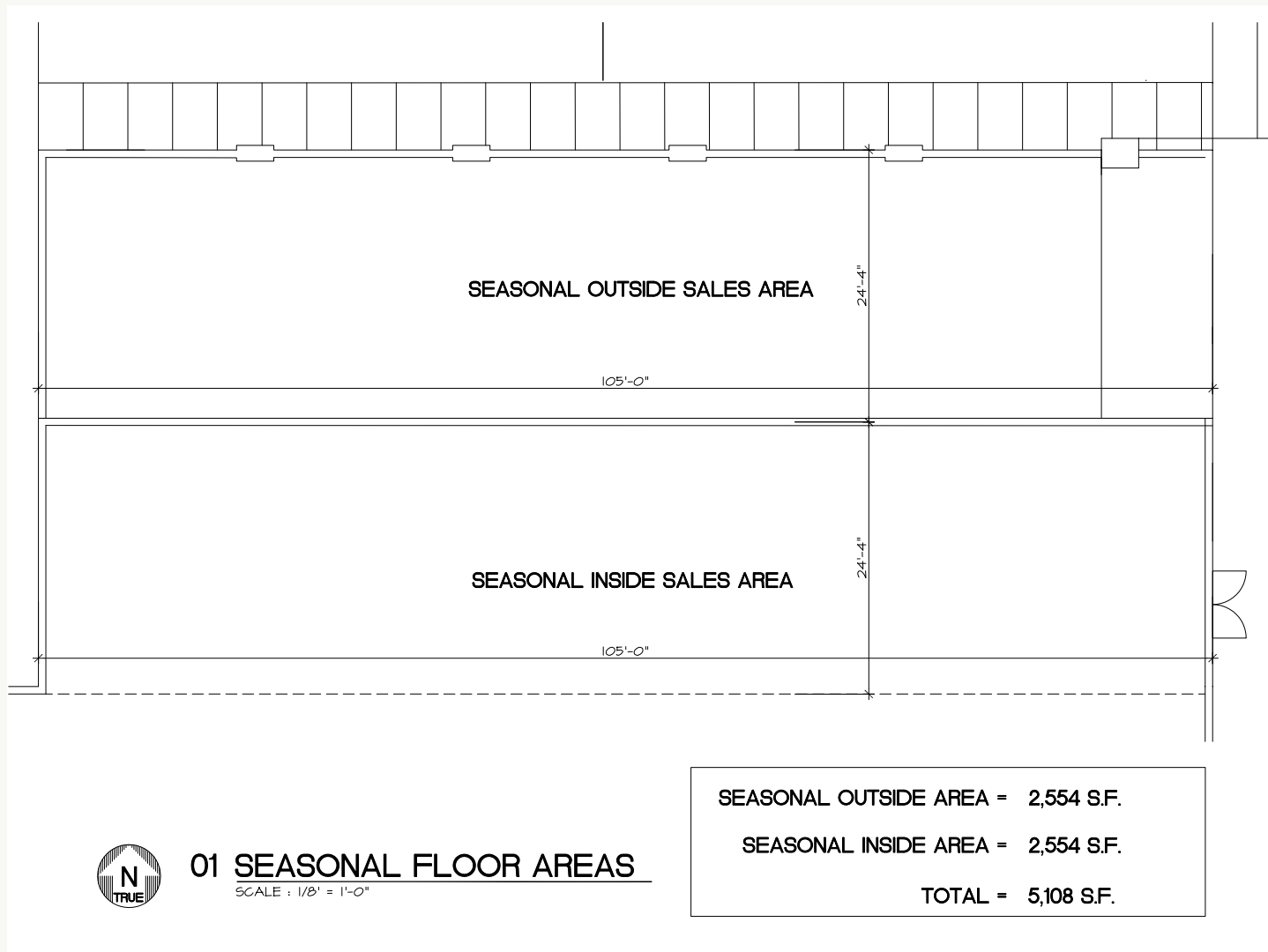
Site Plan

Former Garden Center
Grand Prairie, TX



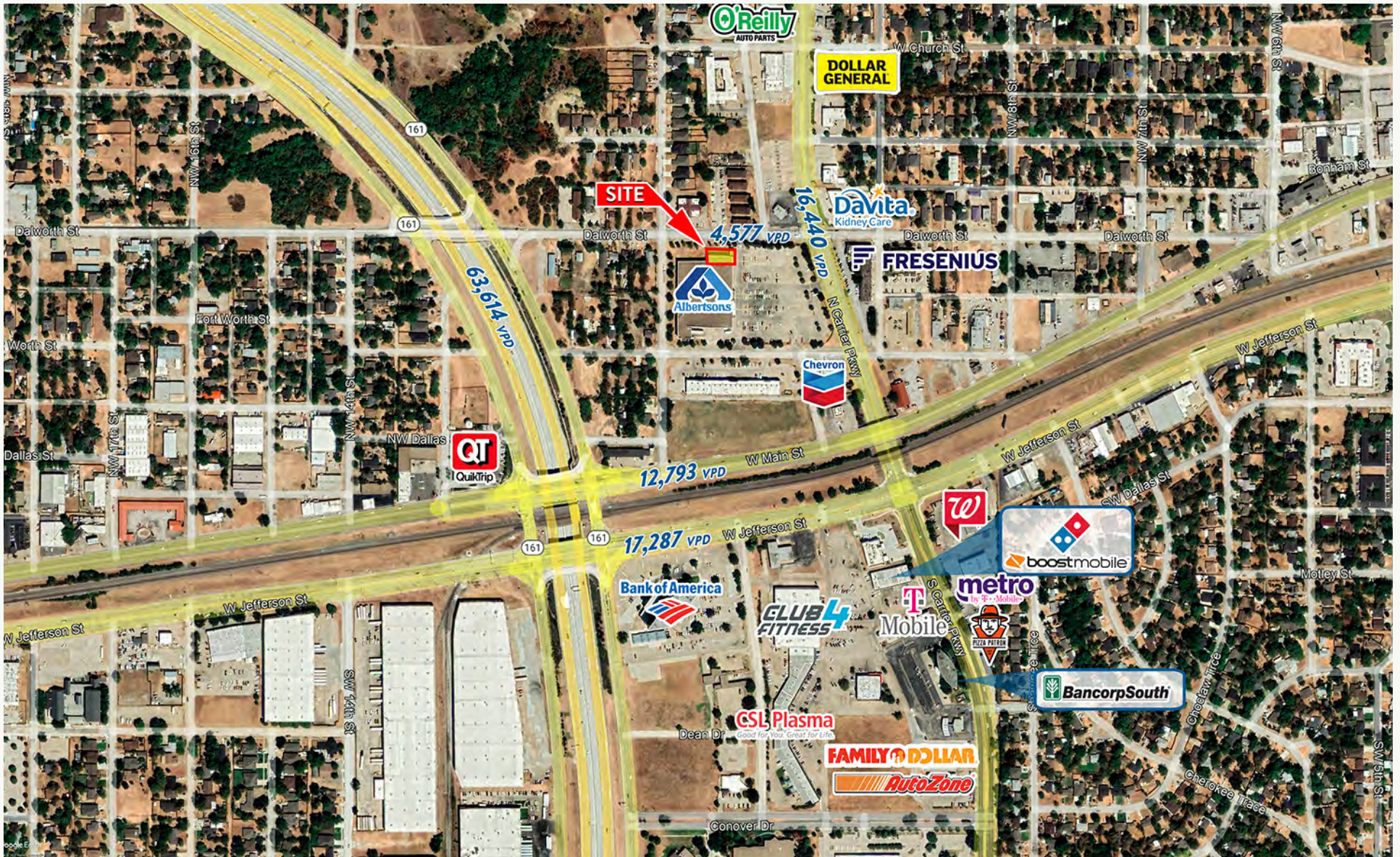
Site Plan

Former Garden Center
Grand Prairie, TX



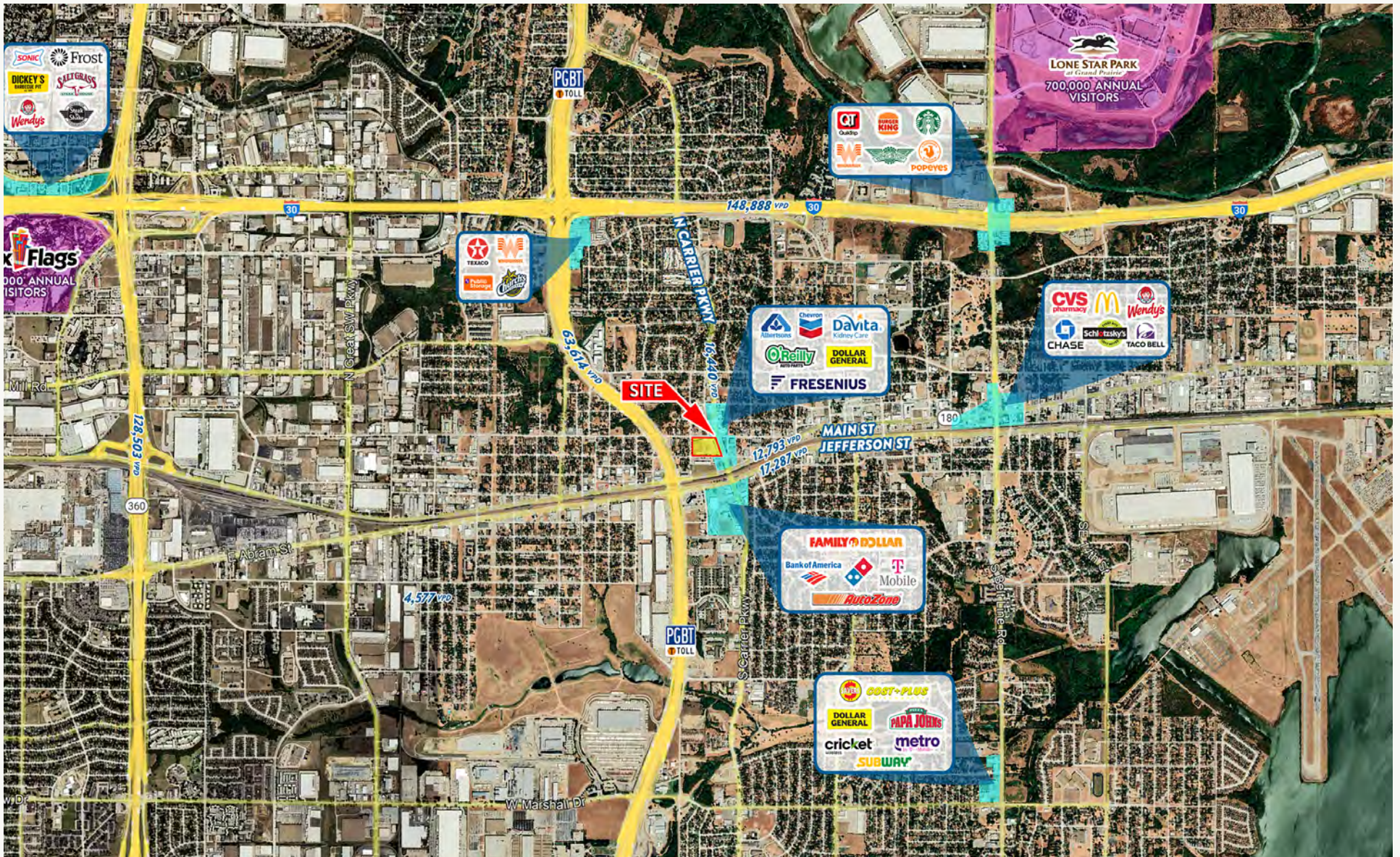
Close Aerial

Former Garden Center
Grand Prairie, TX



Far Aerial

Former Garden Center
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Far Aerial

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VENTURE

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