

RETAIL SPACE AVAILABLE – DUCK CREEK CENTER

5006-5156 N. JUPITER RD., GARLAND, TX 75044



FOR LEASE

CONTACT:

MAURY LEVY
Vice President
Retail Division
e: maurylevy@henrysmiller.com
p: 972.419.1473
c: 214.213.8833

PRESENTED BY:

HENRY S. MILLER BROKERAGE, LLC
5151 Beltline Rd.
Suite 900
Dallas, Texas 75254
www.henrysmiller.com



PROPERTY INFORMATION & DEMOGRAPHICS

LOCATION

Near Jupiter Rd & Arapaho
Garland, Texas

PROPERTY DETAILS

Densely populated area with over
125K people within a 3 mile radius

High traffic intersection

Join tenants including O'Reilly Auto
Parts, Dollar General, King Nail Mart,
Soprano's Pizza and many more

BUILDING SIZE

±70,792 SF

AVAILABLE SPACE

± 2,800 – 4,999 SF
Kiosk pad also available

PRICE

Contact broker
for details



TRAFFIC COUNTS

N. Jupiter Rd	24,561 VPD
Arapaho Rd	31,740 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. Population	19,065	125,284	343,479
Est. Households	7,199	47,532	129,531
Average HH Income	\$88,637	\$99,701	\$92,059
Total Businesses	420	6,188	18,286
Total Employees	3,535	69,104	22,665



AERIAL MAP – SITE LOCATION



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

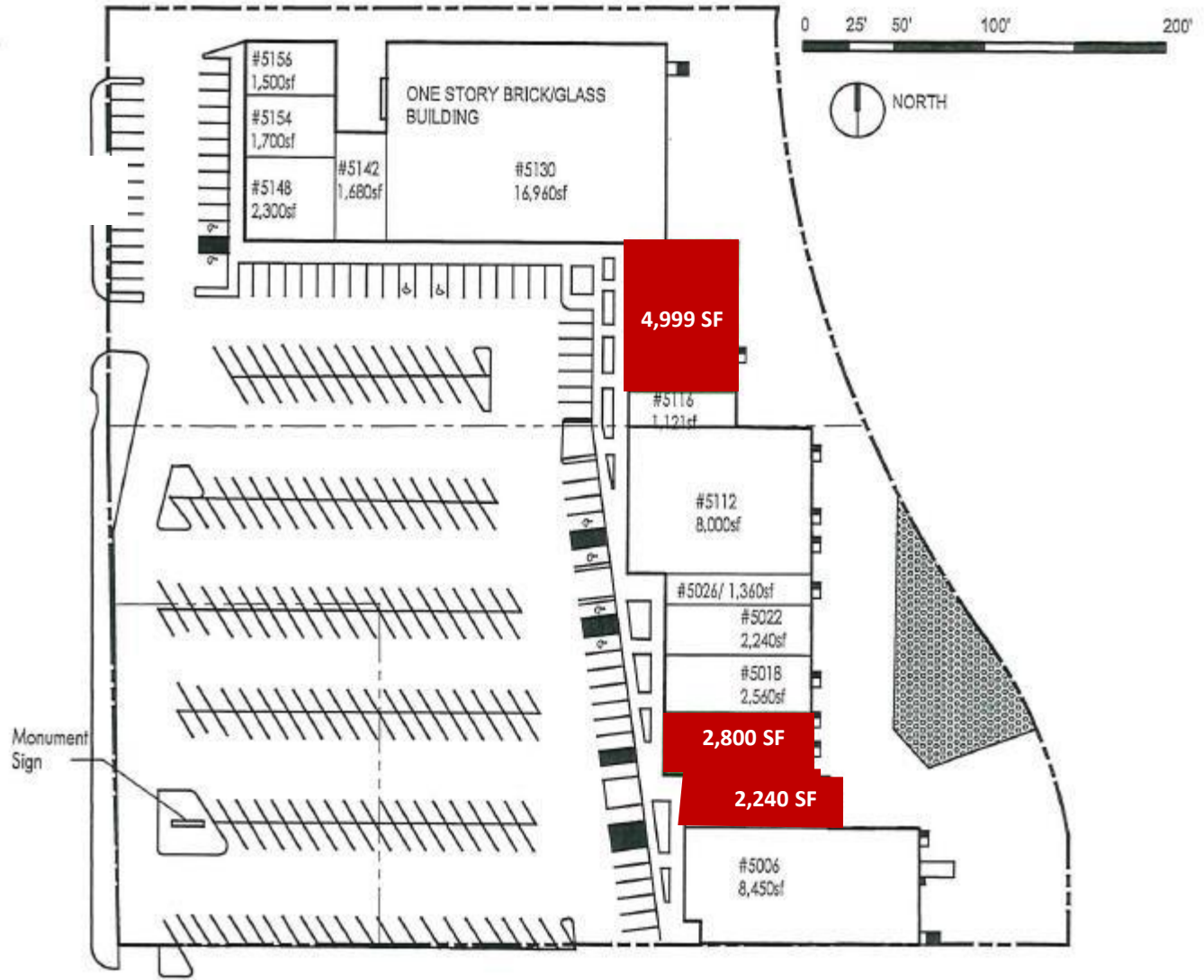
©2021, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

SITE PLAN

Retail Leasing Available at Duck Creek Shopping Center

SUITE	TENANT	SF
5006	O'Reilly Auto Parts	8,450
5010	AVAILABLE RESTAURANT	2,240
5014	AVAILABLE	2,800
5018	Lee Nail	2,560
5022	Dental	2,240
5026	Hair Pro	1,360
5112	Dollar General	8,000
5116	Phone Repair	1,121
5120	AVAILABLE	4,999
5130	King Nail Mart	16,960
5142	Tae Kwon Do	1,680
5148	Soprano's	2,300
5154	Relax Spa	1,700
5156	Dog Grooming	1,500



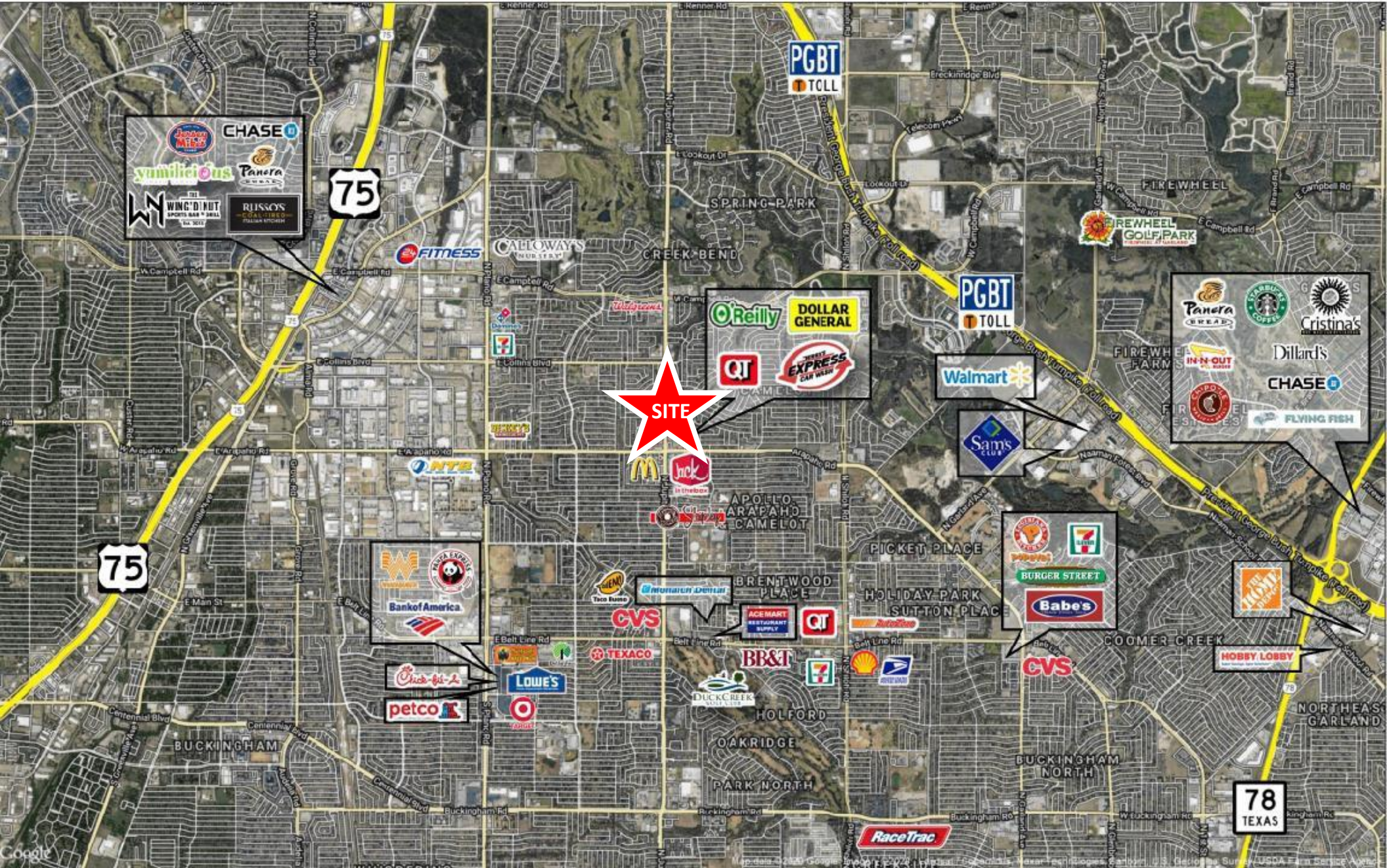
DUCK CREEK SHOPPING CENTER

DOLLAR GENERAL



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

AREA RETAILERS



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.