

RESTAURANT AVAILABLE

3235 S. Garland Ave., Garland, Texas 75041



FOR SALE

CONTACT:

ANSON SWITZER

Associate

Retail Division

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PRESENTED BY:

HENRY S. MILLER BROKERAGE, LLC

5151 Beltline Rd.

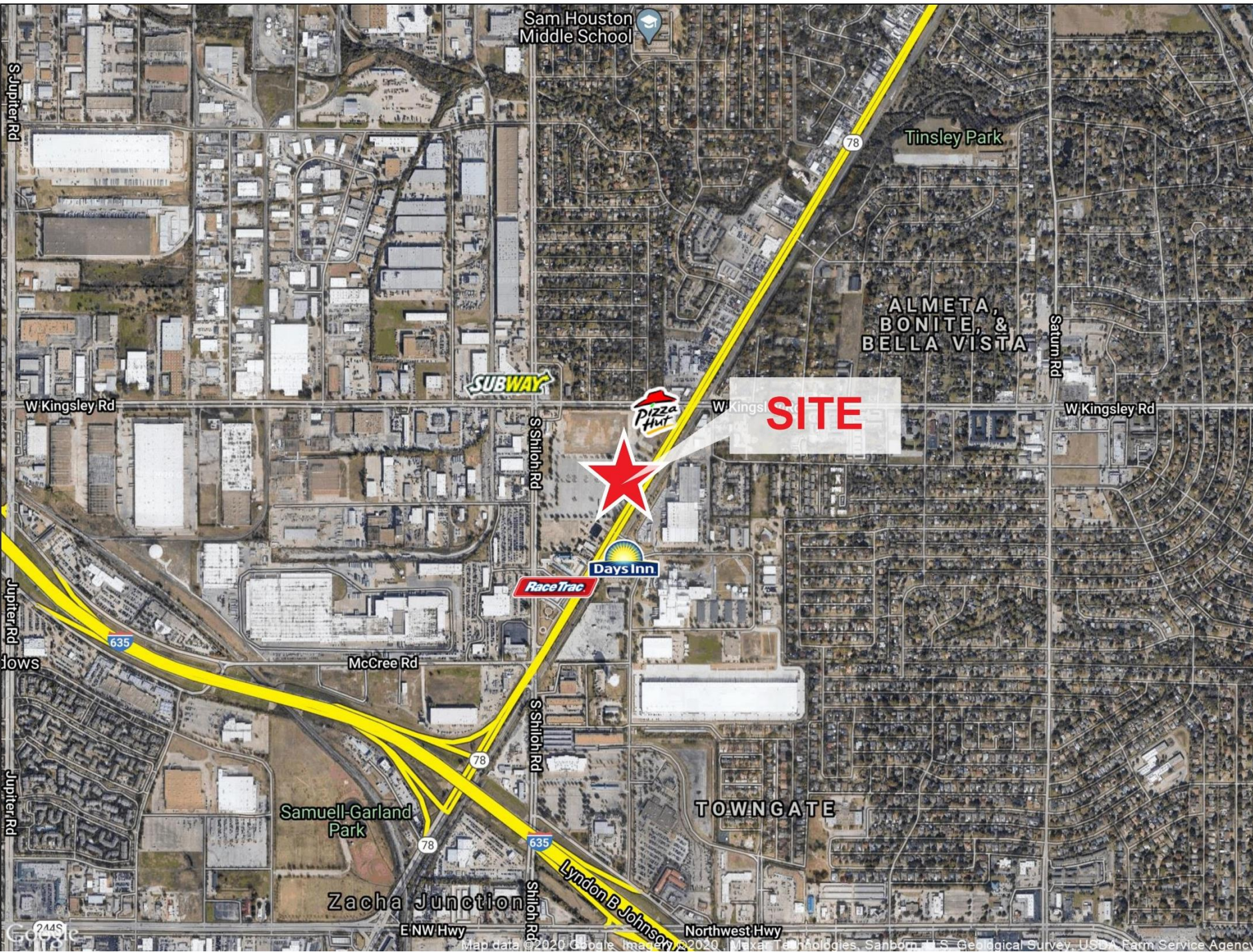
Suite 900

Dallas, Texas 75254

www.henrysmiller.com



AERIAL MAP



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.

AERIAL MAP



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SITE PLAN

LOCATION

3235 S. Garland Ave.
Garland, Texas 75041

FEATURES

2nd Generation Restaurant
All equipment included
Built in drive thru
Easily accessible from 635

BUILDING SIZE

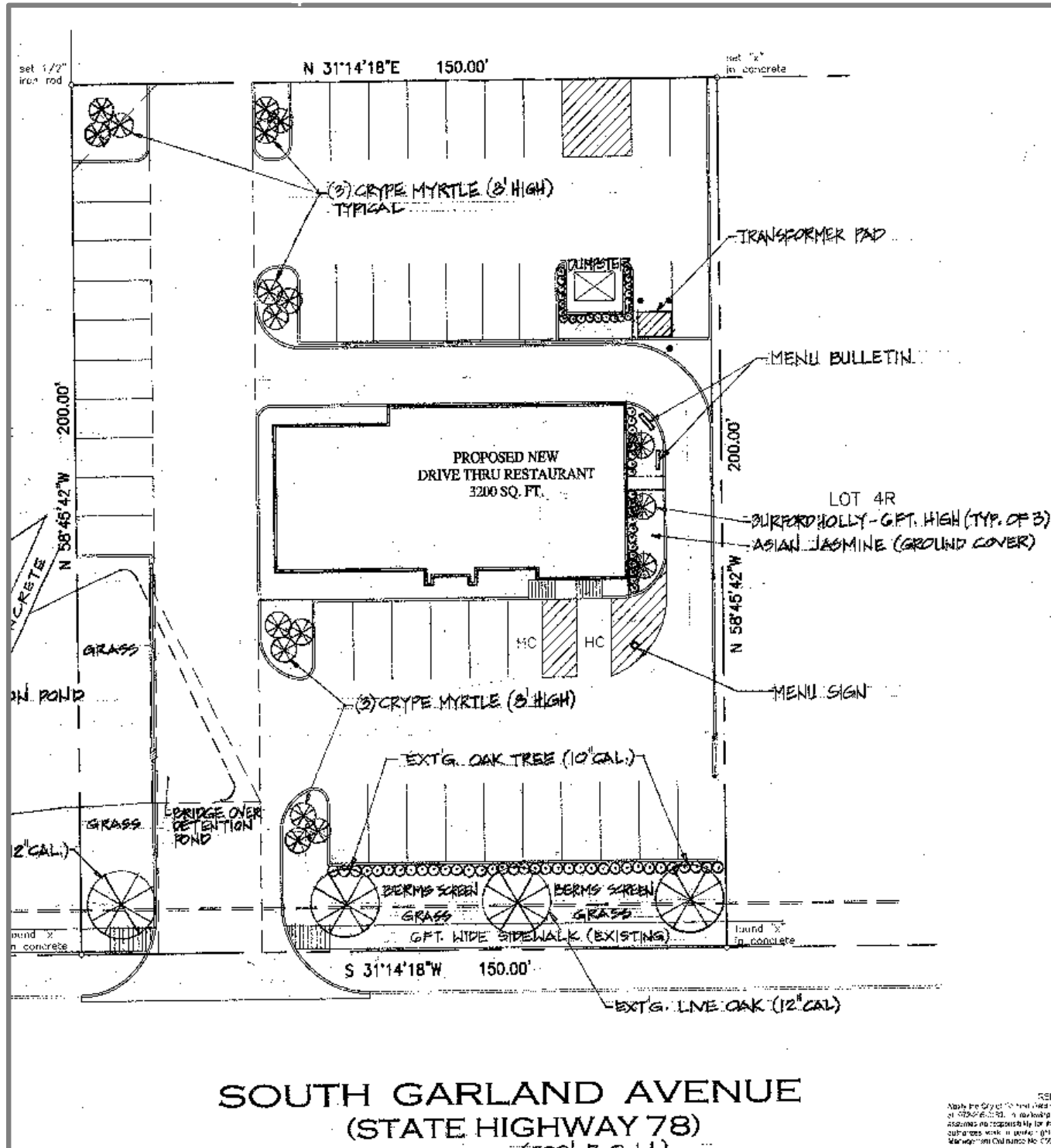
±2,904 SF

YEAR BUILT

2008

PRICE

Please contact broker



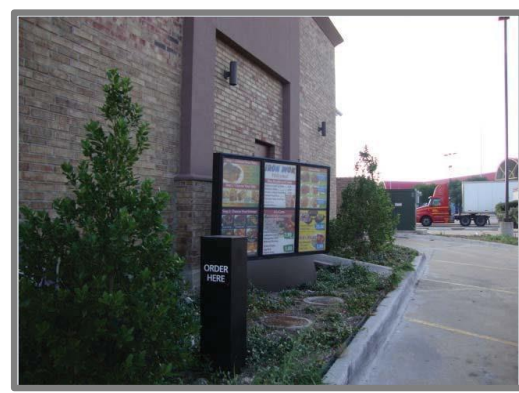
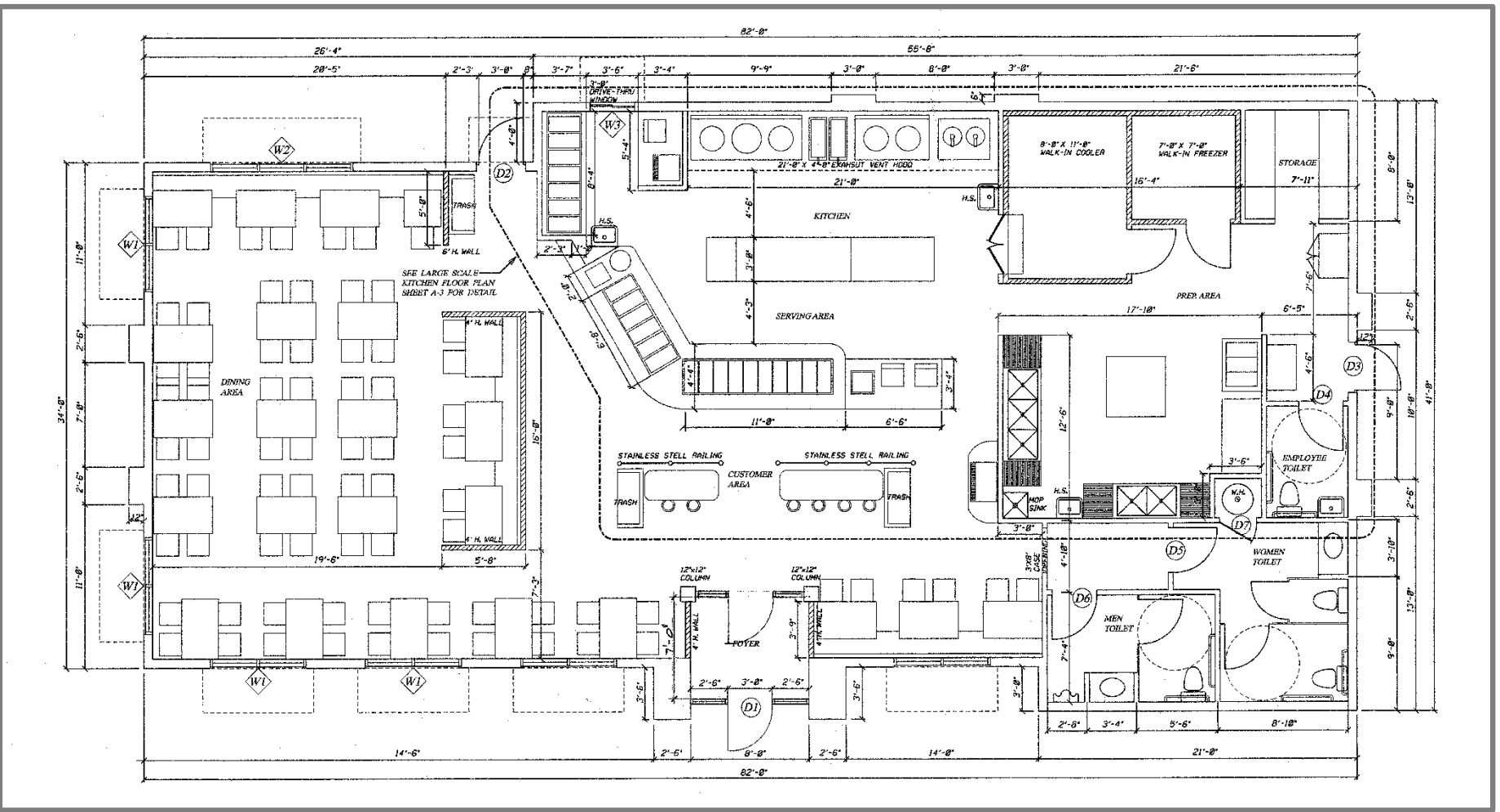
**SOUTH GARLAND AVENUE
(STATE HIGHWAY 78)**

RES
Note: The City of Garland, Texas
of 2020-2025. The market's
assumes no responsibility for the
surveys were in place. City
Manager's Office No. 179

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population	10,236	134,270	396,001
Avg. HH Income	\$65,122	\$71,304	\$79,204
Growth 2020-2025	0.7%	0.7%	0.8%

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PROPERTY PHOTOS & FLOOR PLAN



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