

# SHOPS ON MANSIONS

For Lease / Sale

Retail / Office

6313 N George Bush Hwy, Garland, Texas 75044



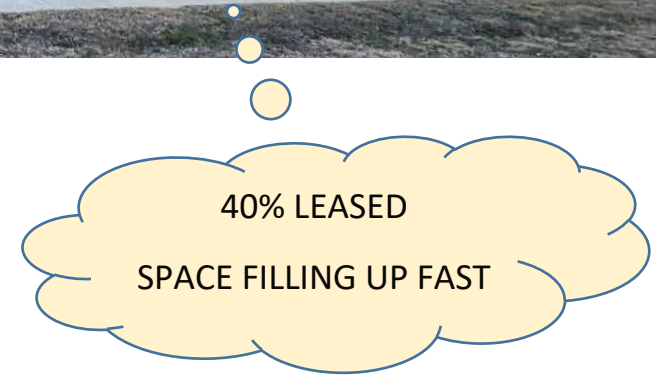
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40% LEASED

SPACE FILLING UP FAST

## Property Overview



- + 16,800 SF on George Bush Frontage Rd, Garland
- + 83 parking spots
- + Dedicated turn lane
- + Gorgeous brick and stucco treatment
- + New construction, now Leasing / Selling
- + 50% of space leased
  - Suite 100 – King Kong Smoothie
  - Suite 300, 400 – Cloud Collectibles
  - Suite 500,600 – Opulence Salon Spa & Suites
- + 10 conveniently sized, functional spaces
- + Maximum contiguous 16,800 SF
- + Minimum sub-divisible 1550 SF
- + Ideal for a plethora of uses:
  - Fitness / Yoga /Gaming center

- Dance, music school / Learning center.
- Medical / Dentist / Chiropractor office
- Real estate/insurance office
- Veterinarian / pet grooming
- + Captured market of 1600 apartments next door
- + Rapidly growing residential neighborhood
- + Rental Rate – From \$26/SF/Year + NNN
  - Generous TI allowance
  - 3-year lease term allowed
- + For Sale, Vacant Shell - \$330 per SF
- + For Sale, Leased suites – 6.5% cap rate

## Location Highlights

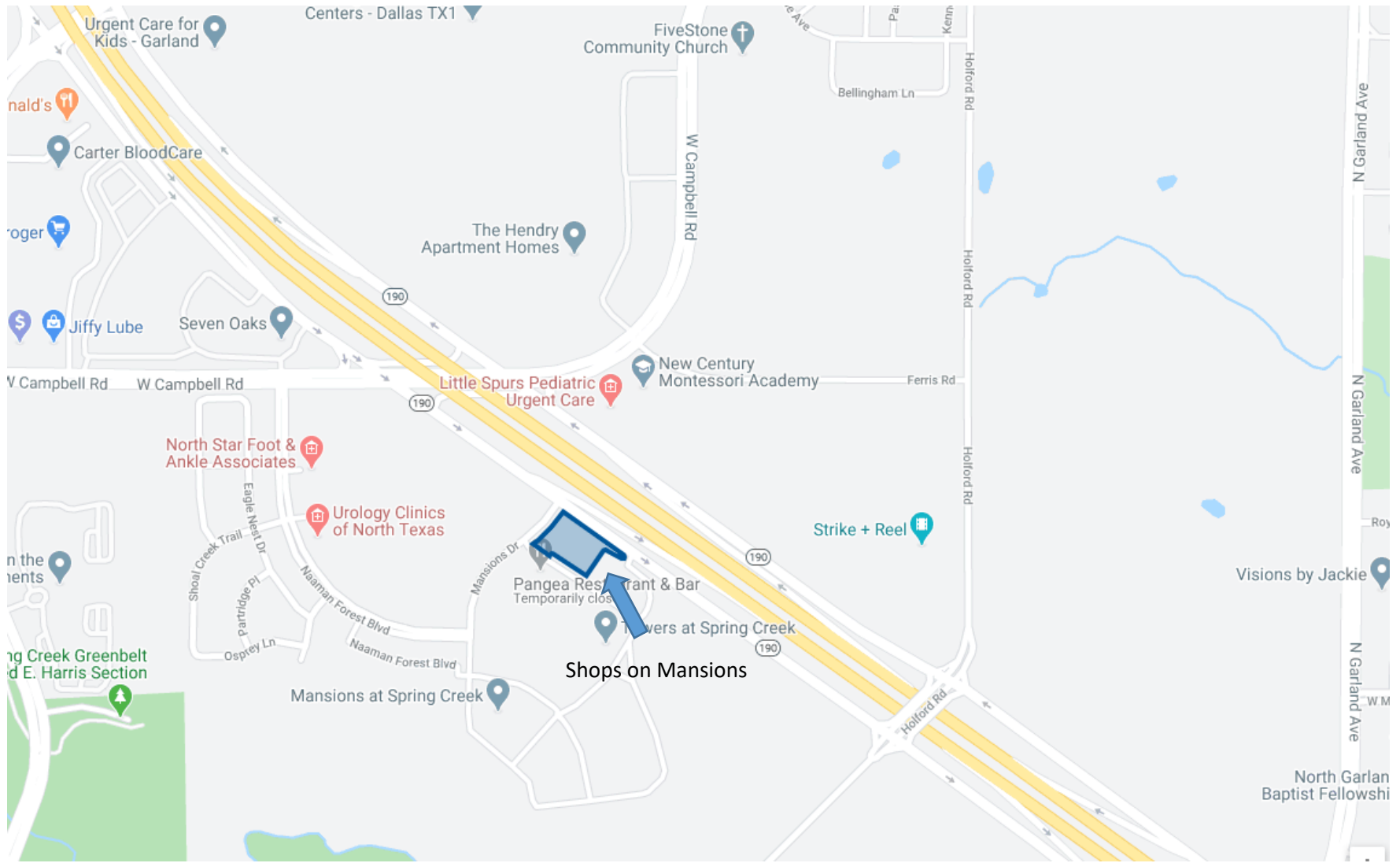
- + Frontage to George Bush Hwy
- + SEC of George Bush Hwy and Mansions Drive
- + Off Campbell Exit on George Bush Turnpike
- + Hundreds of homes within walking distance
  - Mansions at Spring Creek Apartments
  - Towers at Spring Creek Apartments
  - Stoneleigh on Spring Creek
  - Equinox on the Park Apartments
  - Shoal Creek Townhomes
- + Hundreds of new apartments under construction

## PRICE CHART AND AVAILABILITY

Suite	Size, sf	Sale Terms		Lease Terms			
		Rate, \$/sf	Amount, \$	Base, \$/SF	NNN, \$/SF	Rent/month	TIA, \$/sf
100	1510	Call for pricing		LEASED - KING KONG SMOOTHIE			
200	1595	330	\$526,350	26	11	\$4,918	35 \$55,825
300	1610	Call for pricing		LEASED - CLOUD COLLECTIBLES			
400	1595	Call for pricing		LEASED - CLOUD COLLECTIBLES			
500	2013	Call for pricing		LEASED - OPULENCE SPA SALON SUITES			
600	2013	Call for pricing		LEASED - OPULENCE SPA SALON SUITES			
700	1650	330	\$544,500	26	11	\$5,088	35 \$57,750
800	1550	330	\$511,500	26	11	\$4,779	35 \$54,250
900	1580	330	\$521,400	26	11	\$4,872	35 \$55,300
1000	1570	360	\$565,200	29	11	\$5,233	35 \$54,950

End cap suite 800 has a huge open patio space in the front that can be put to creative business use.  
Higher TI can be considered in exchange for increased rent.

## Great Location! Excellent Frontage to George Bush Hwy



# George Bush Turnpike Location off Campbell

