



ANCHOR SPACE

For Lease
5701 Broadway Boulevard
Garland, Texas 75043

VENTURE

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Metrics

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Location

SWQ Broadway Blvd & Duck Creek Dr

Available Spaces

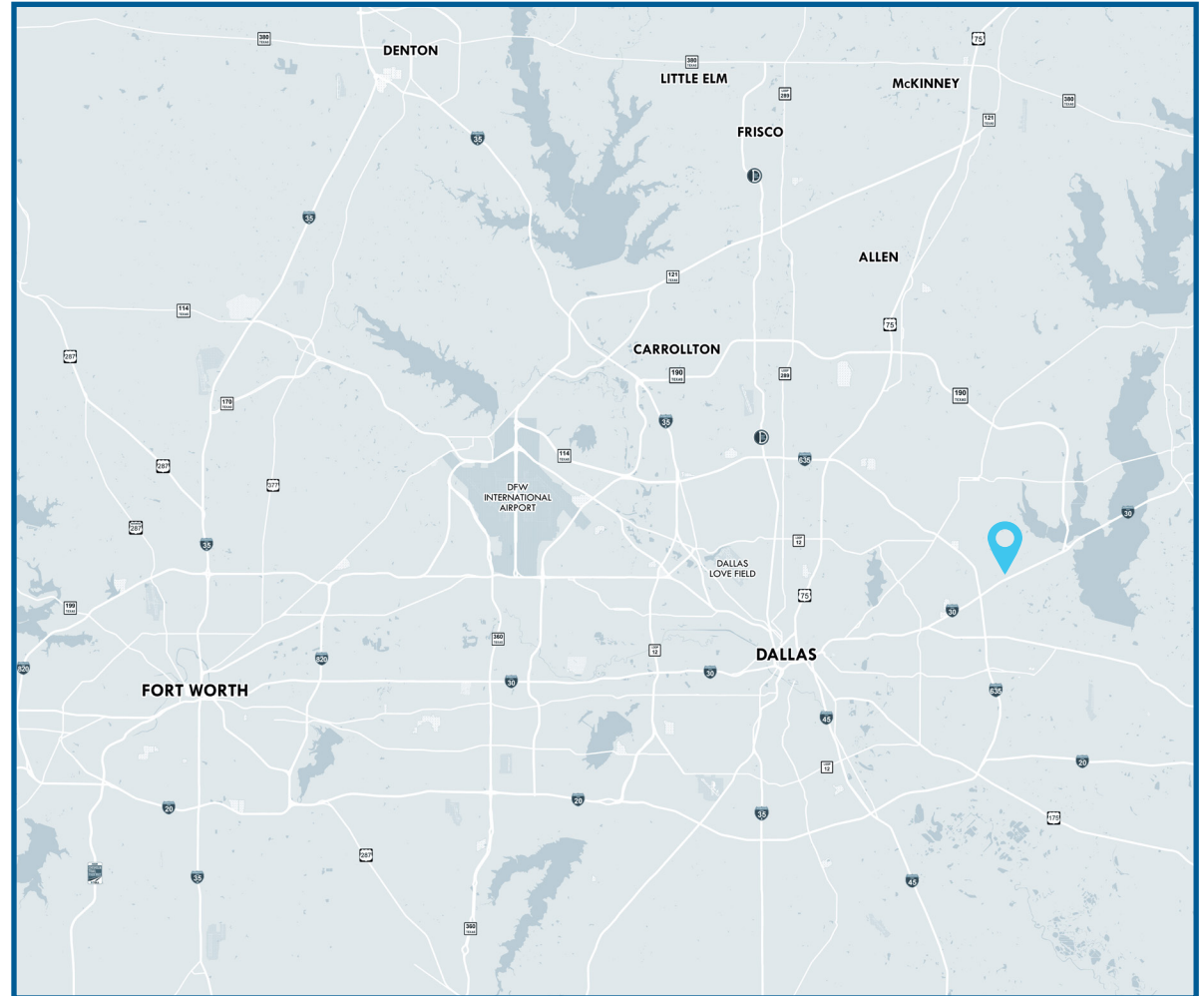
1st Floor
52,324 SF

2nd Floor
9,383 SF

Traffic Counts

I-30
164,187 VPD 2023

Duck Creek Drive
15,657 VPD 2023



Area Attractions



Property Highlights

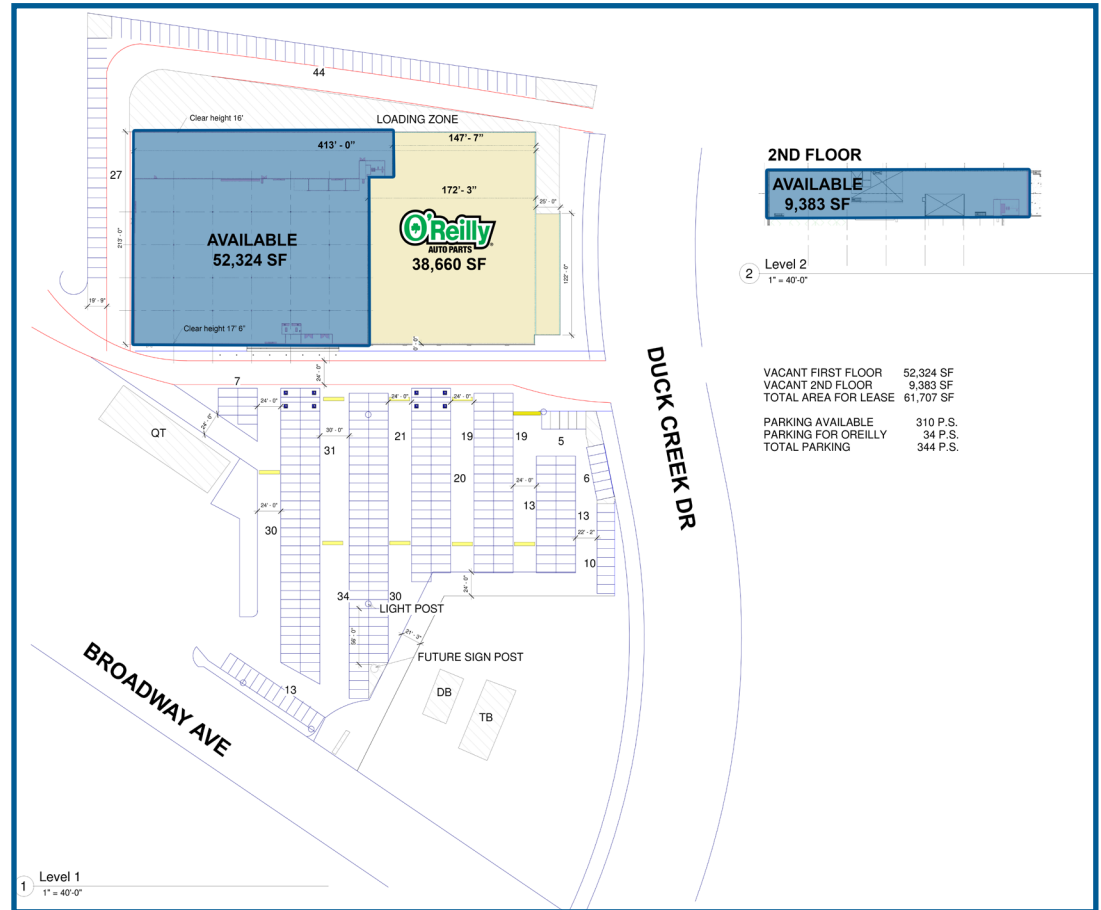
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1. Easy access to I-30 & surrounded by dense residential
2. Close proximity to Walmart Supercenter, generating over 247,000 visits a month
3. Great visibility on high traffic intersection
4. Building size is 61,707 SF

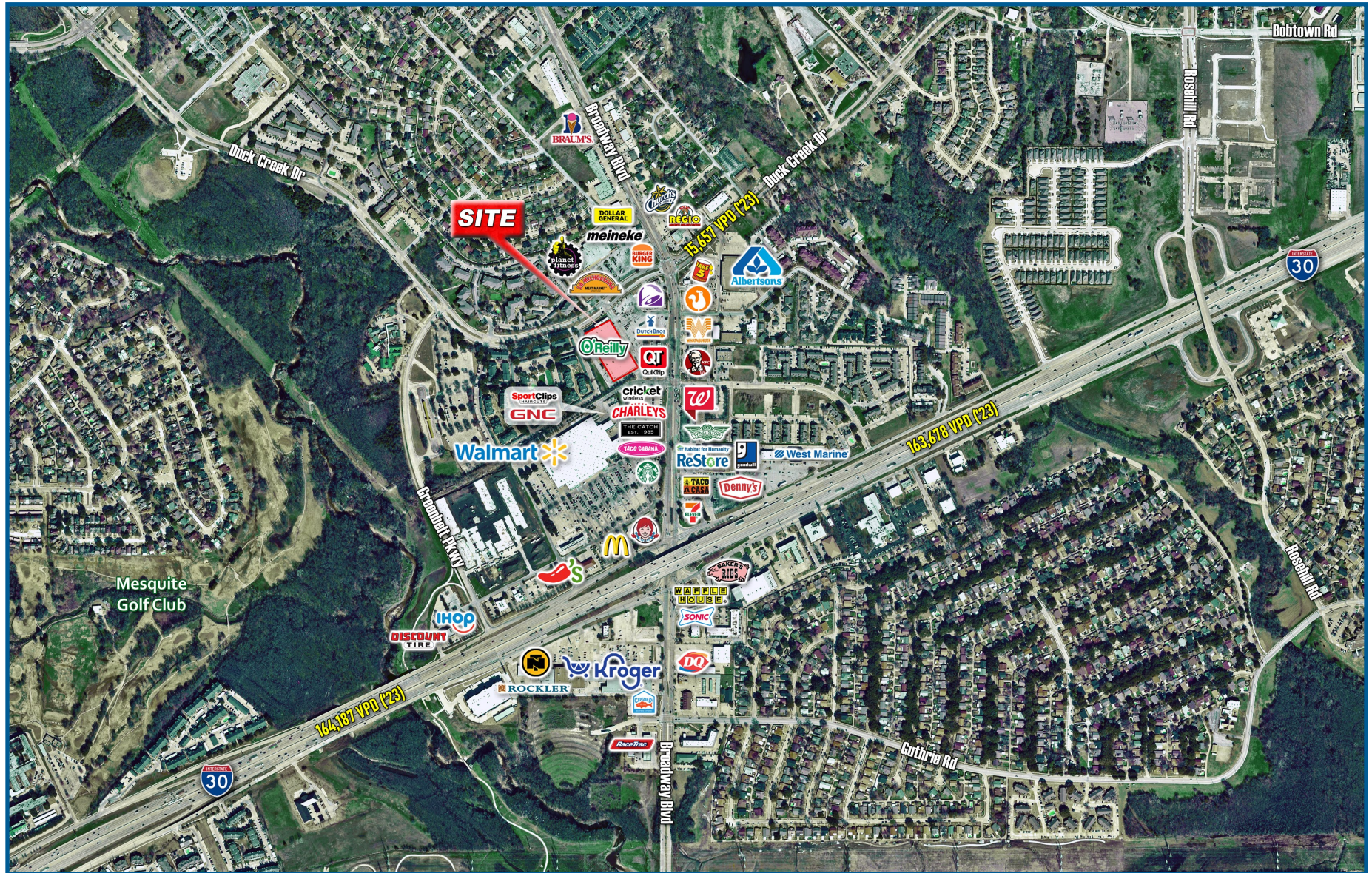
2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,139	101,254	264,640
EST. DAYTIME POPULATION	2,965	23,779	68,747
EST. AVG. HH INCOME	\$82,424	\$97,341	\$99,119



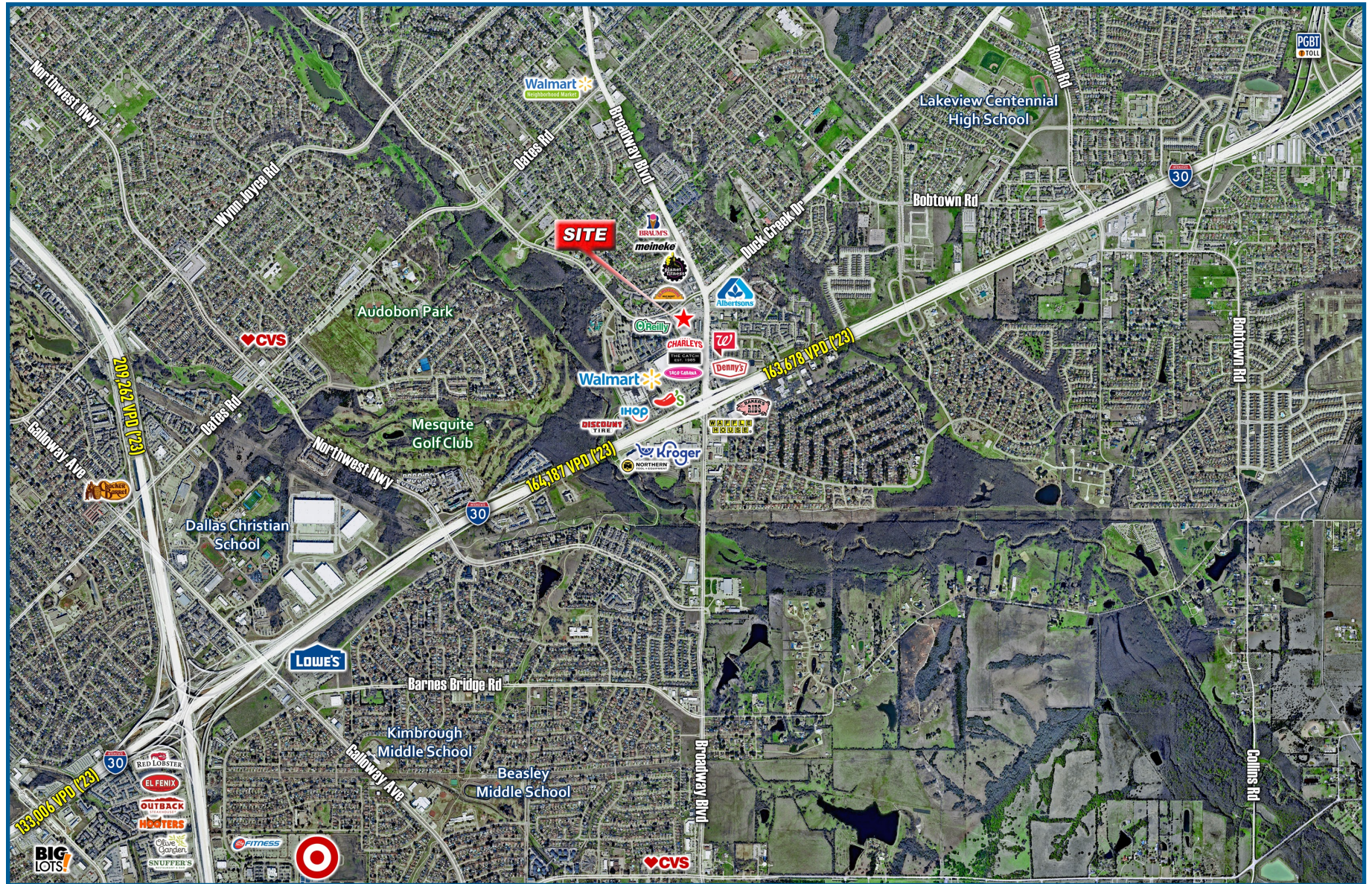
Close Aerial

5701 Broadway Boulevard
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Far Aerial

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