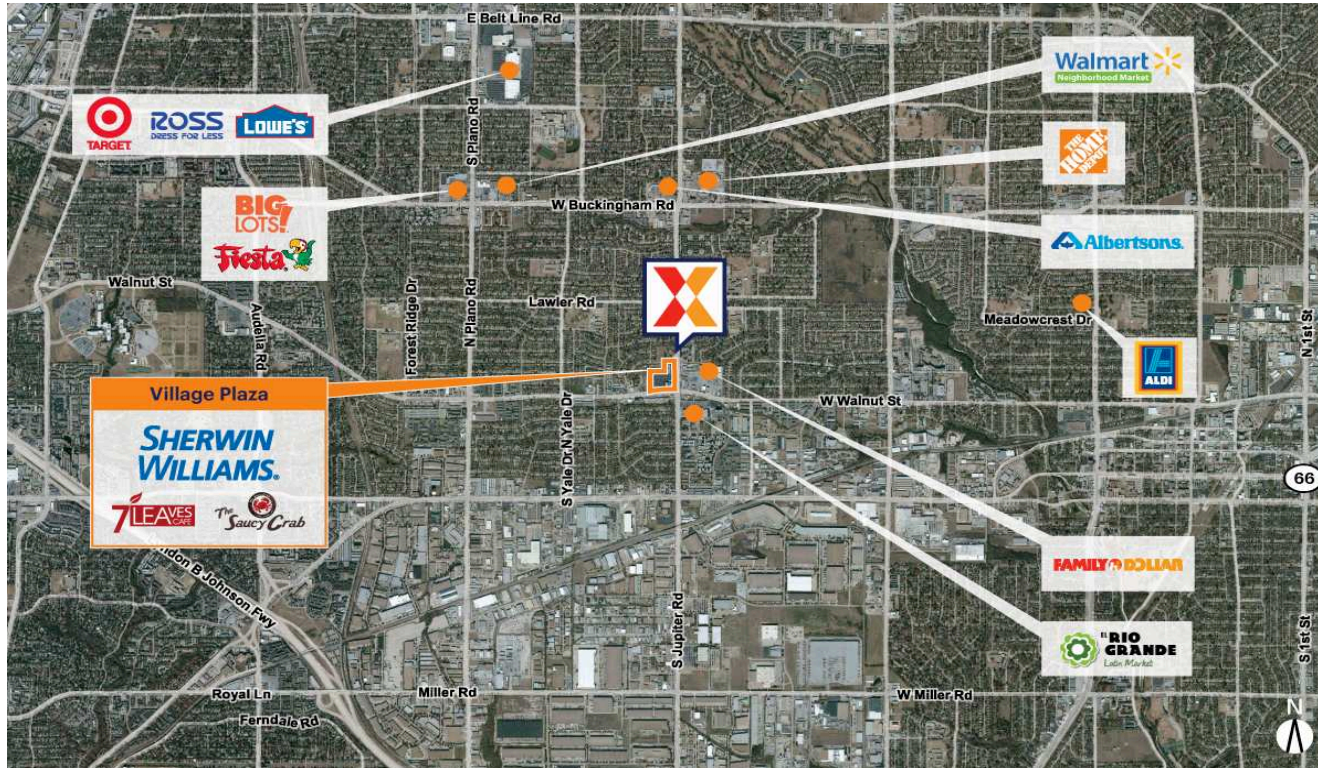


Village Plaza

Dallas-Fort Worth-Arlington, TX

32.9173, -96.6834

3515-3575 West Walnut | Garland, TX 75042



Center Size: 89,444 SF



Demographics	1 Mile	3 Mile	5 Mile
	23,363	156,588	384,032
	6,875	56,629	141,252
	\$65,076	\$72,580	\$83,963

Retail space for lease positioned at heavily-trafficked intersection of N Jupiter Rd (32,800 VPD) and W Walnut St (20,000 VPD) 9 miles NE of downtown Dallas

Garland is the largest city NE of Dallas that is within Dallas County and the 12th largest city in the state of TX

The City of Garland has the 17th largest concentration of Vietnamese Americans in the U.S.

Surrounded by a dense population of 156,000+ within 3 miles

Daytime population in excess of 180,000+ within 3 mi. due to strong area employment from Baylor Medical Center, Kraft Foods, US Foods, L3 Communications and many others

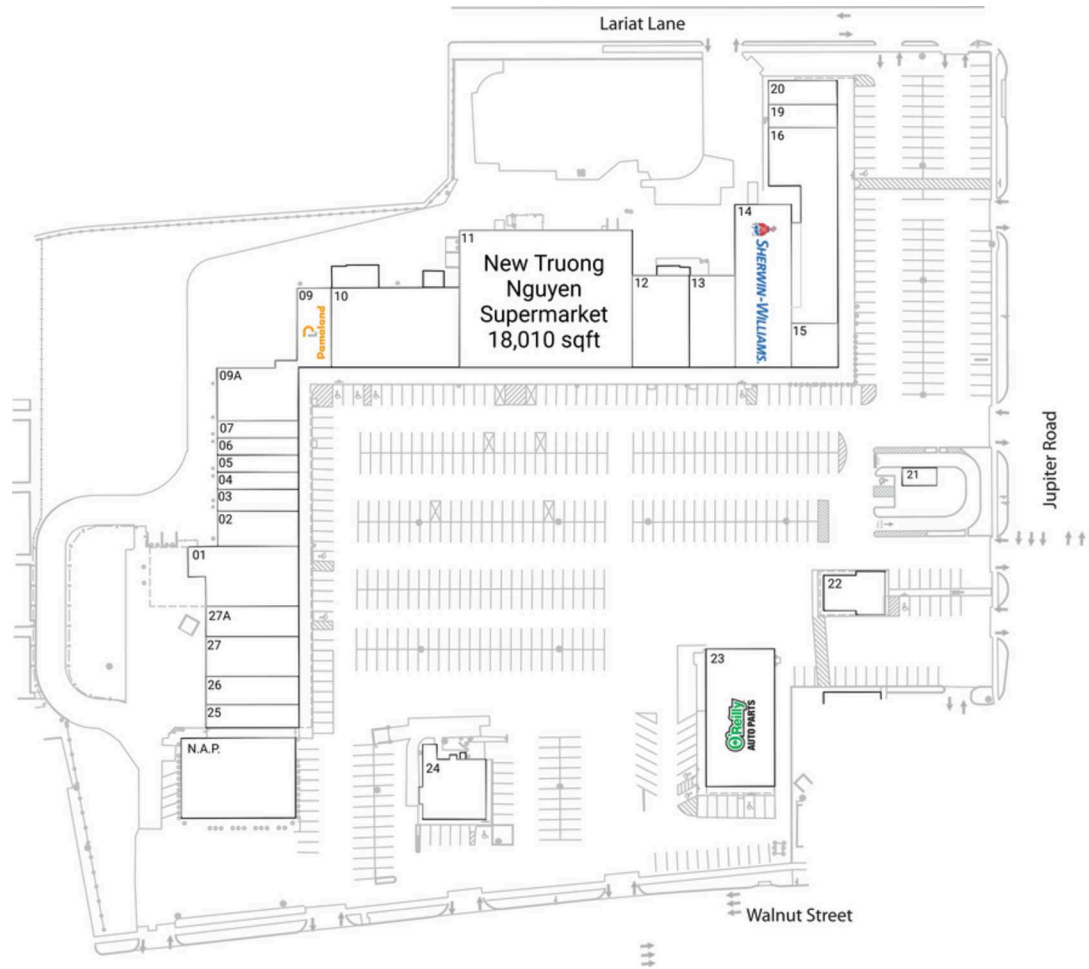
Pad sites with drive thru available

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Current Retailers

N.A.P.	N.A.P.	0 SF
01	King Wash & Dry	4,000 SF
02	Pho Bang	2,150 SF
03	K Tax Service	1,350 SF
04	Fast Logon	1,050 SF
05	Jerry Alcon Law Office	1,050 SF
06	Aqua Fresh Water Store	1,050 SF
07	Annie's Hair Salon	1,050 SF
09	Pamaland	2,030 SF
09A	Banh Mi Cali	3,220 SF
10	Garden Restaurant	7,840 SF
11	New Truong Nguyen Supermarket	18,010 SF
12	Dong Que Restaurant	4,000 SF
13	Viet Tofu	3,200 SF
14	Sherwin-Williams	7,100 SF
15	Kim Ngoc Jewelry	1,597 SF
16	Pro Nail Supply	7,357 SF
19	Care Choice Pharmacy	1,200 SF
20	All in One Insurance	1,260 SF
21	Scooter's Coffee	450 SF
22	7 Leaves Cafe	1,820 SF
23	O'Reilly Auto Parts	7,200 SF
24	The Saucy Crab	2,800 SF
25	La Xanh Restaurant	1,660 SF
26	Texas Eye Clinic	2,000 SF
27	Foot Spa	2,810 SF
27A	Dong Hai Asian Fusion	2,190 SF



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