

**Oakridge Centre**  
3251-3337 Beltline Rd  
Garland 75044



**Year Built 1982**

**Building Size 29,126 GSF**  
**Bay Depths 72-100'**

**Traffic Count(s)**  
**Beltline Rd - ± 28,870 CPD**

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	19,063	136,313	335,959
<b>Avg. HH Income</b>	\$77,799	\$72,833	\$70,846

Based on 2010 Year Data – demographicsnow.com

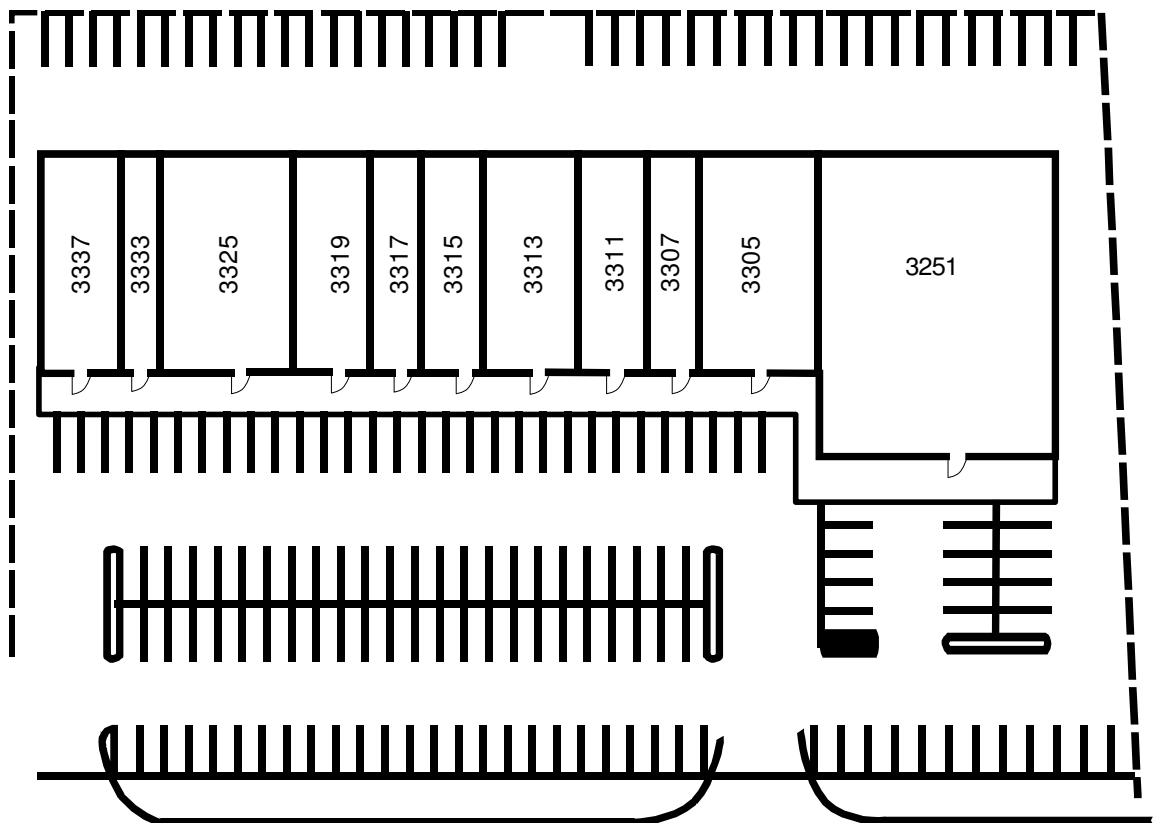
**Conrad Petersen**  
O 972 386 6662 x225  
M 214 608 4124  
[cpetersen@tycommercial.com](mailto:cpetersen@tycommercial.com)

**TY Commercial Group**  
5930 LBJ Freeway Suite 400  
Dallas TX 75240  
[tycommercial.com](http://tycommercial.com)

TY Commercial Group makes no representations or warranties of any kind regarding the accuracy of this information. Interested parties should verify the information and bear all risk for any inaccuracies or discrepancies.

**Oakridge Centre**  
3251-3337 Beltline Rd  
Garland 75044

## SITE PLAN



Conrad Petersen  
O 972 386 6662 x225  
M 214 608 4124  
[cpetersen@tycommercial.com](mailto:cpetersen@tycommercial.com)

TY Commercial Group  
5930 LBJ Freeway Suite 400  
Dallas TX 75240  
[tycommercial.com](http://tycommercial.com)

TY Commercial Group makes no representations or warranties of any kind regarding the accuracy of this information. Interested parties should verify the information and bear all risk for any inaccuracies or discrepancies.