

Drive Thru

2nd Gen Boston Market

2,986 SF

4960 S Cooper St | Arlington, TX 76017 | Tarrant County

Demographics

	Population	Daytime Population	Med HH Income
1 Mile	12,506	6,935	\$90,244
3 Mile	117,042	44,142	\$88,364
5 Mile	337,911	97,326	\$84,546

Traffic Counts

South Cooper St:	50,895 VPD
Interstate 20:	208,025 VPD



7500 San Jacinto Place | Plano, TX 75024 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 Regents Park Drive, Suite 420-2 | Tampa, FL 33647
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For Lease



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Property Information

- 2,986 2nd Gen Boston Market with a Drive Thru
- 0.86 Acre Lot
- 56 Parks
- Excellent accessibility and visibility off S Cooper

Area Highlights

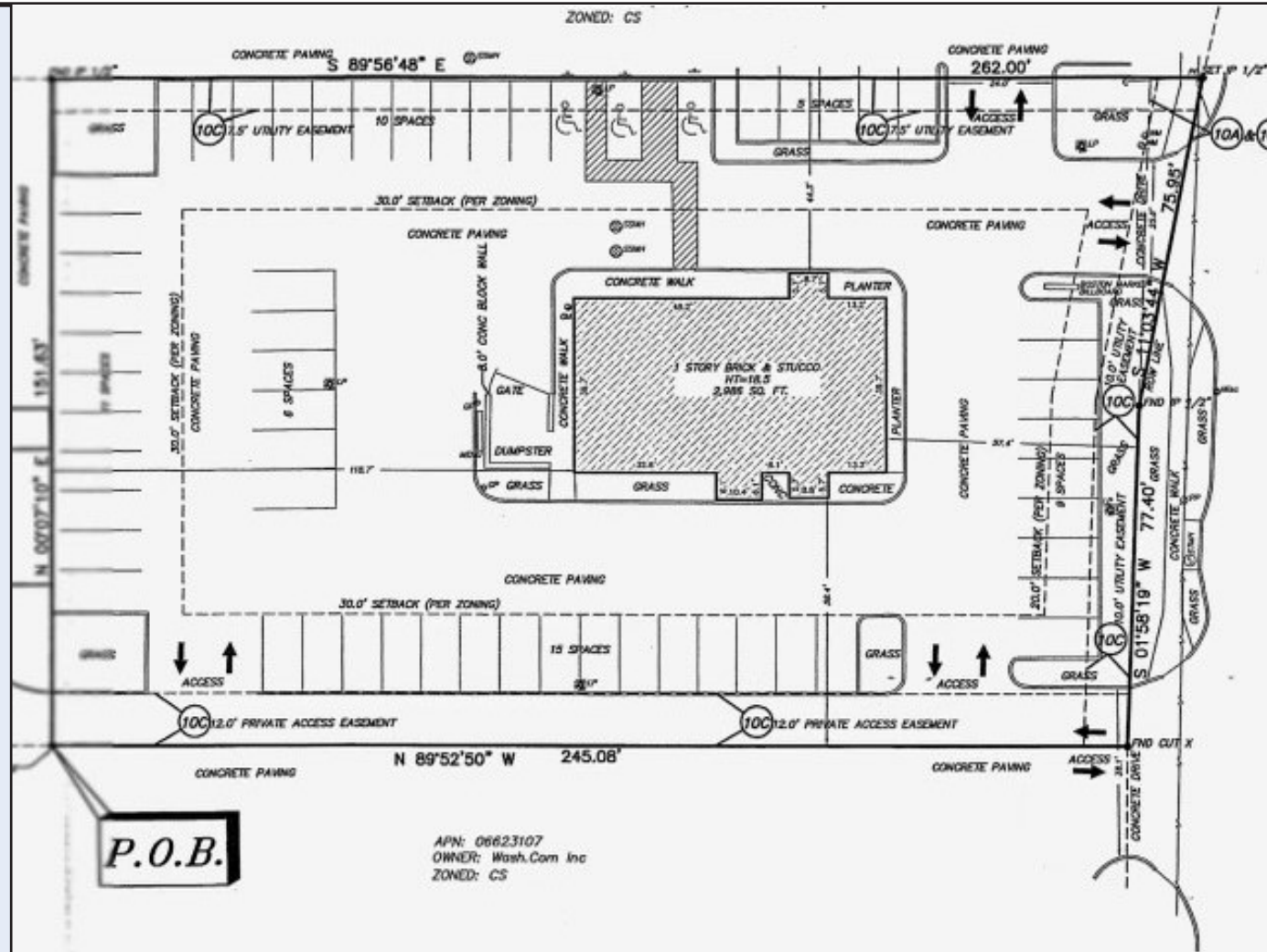
The Parks Mall at Arlington (1 Mile North)

- #3 Mall in DFW
- 27 Million annual visitors
- 1,510,155 GLA
- \$487 PSF in sales annually

Arlington Highlands (2 Miles NE)

- 8 Million annual visitors
- \$300 Million annual sales

Highly sought after concepts entering the market along S Cooper (Portillos, Dave's Hot Chicken, Salad and Go, First Watch, Dutch Bros, ect.)



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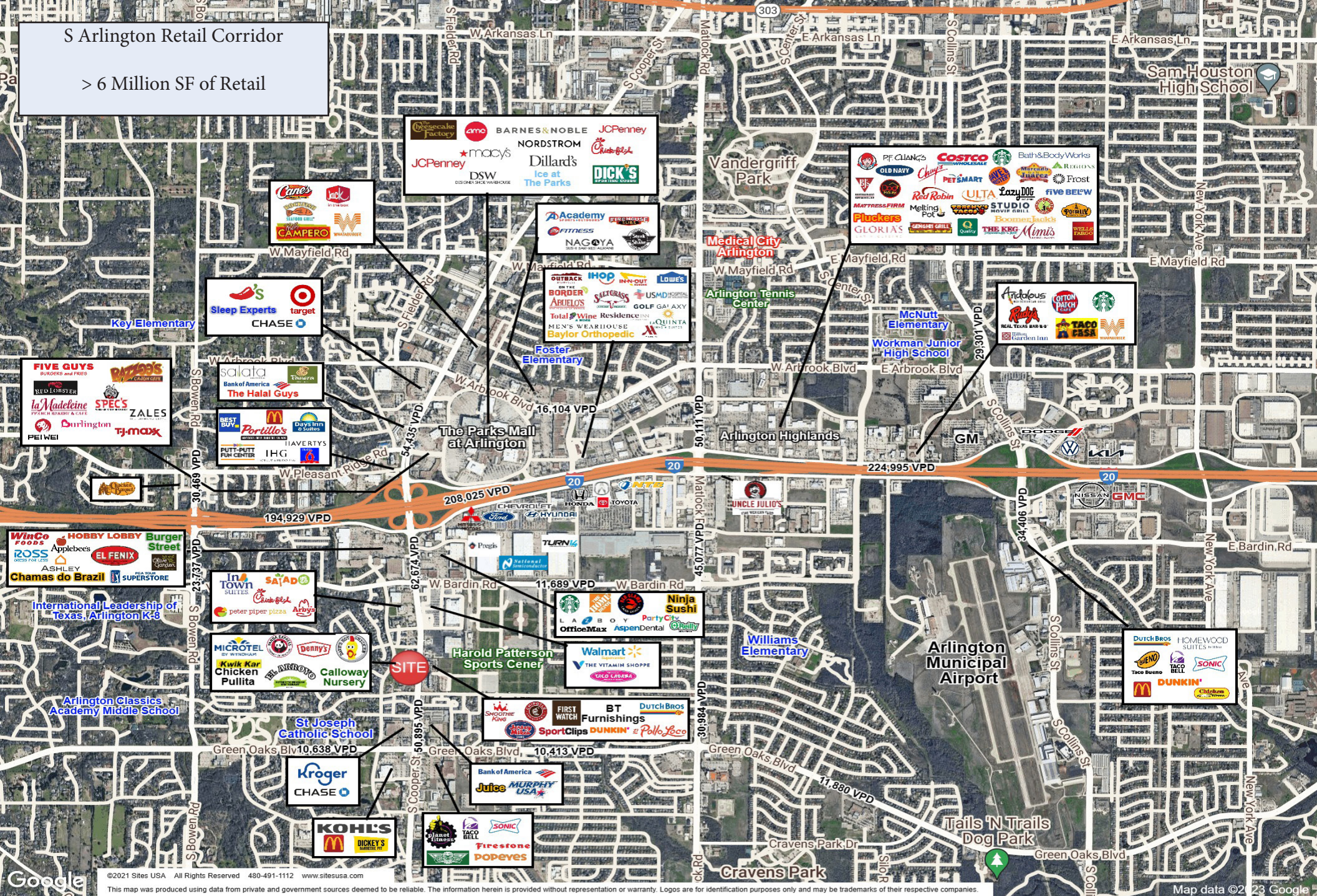
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S Arlington Retail Corridor

> 6 Million SF of Retail



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