



ARGALI
COMMERCIAL REAL ESTATE SERVICES

VICTORY SHOPS
4100 SOUTH COOPER ST, ARLINGTON TX 76015



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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TENANTS

Salata
 Club Pilates
 Weekend
 Dentistry
 Manna Juice
 AT&T

King Crab
 Paradise
 Restaurant
 Removery
 US Government
 Recruiting

AVAILABLE SITES

STE 4101 - 3,277 SF

TRAFFIC COUNTS

INTERSTATE 20:
 201,666 VPD
 S COOPER ST
 54,453 VPD

RATE \$

PLEASE CALL FOR PRICING

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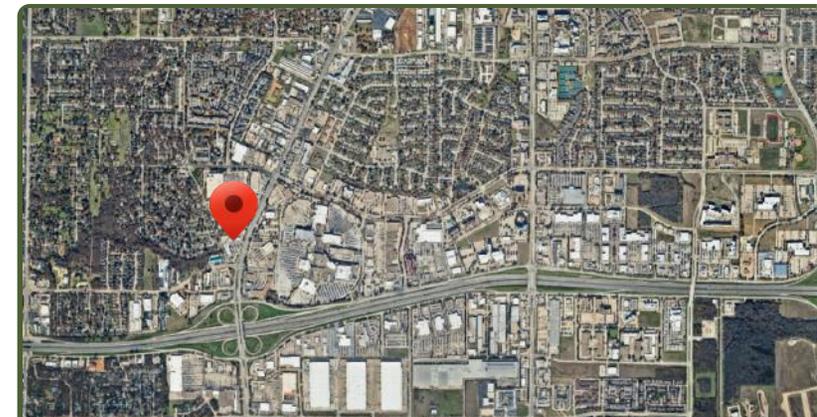
PROJECT SCOPE

Newly renovated property at the northeast corner of S Cooper St and Pleasant Ridge Dr, just one block north of Interstate 20. Immerse your business in a vibrant location directly across from The Parks at Arlington Mall with extremely high traffic counts, at the core of primary retail trade area of Arlington.

PROPERTY DETAILS

AVAILABILITY	3,277 SF
GROSS LEASABLE AREA	49,644 SF
TRIPLE NETS	\$9.74SF
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	9,511	120,953	328,132
AVG. HH INCOME	\$82,402	\$88,129	\$85,249
TOTAL HOUSING UNITS	3,799	43,798	115,557
MEDIAN HOME VALUE	\$220,458	\$207,168	\$209,625



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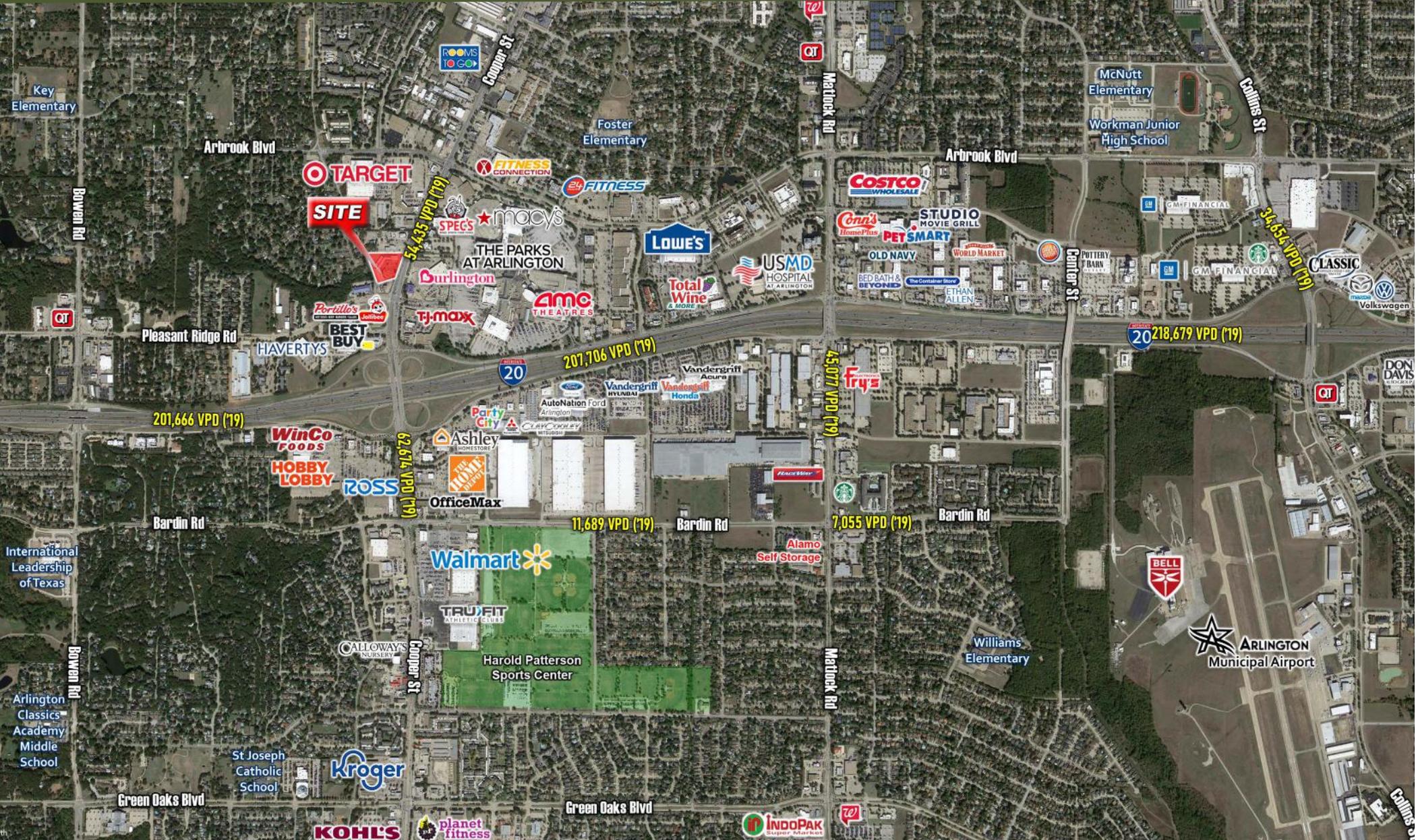
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