



FOR LEASE

SHOPS AT VIRIDIAN

NEC OF N COLLINS ST & BLUE LAKE BLVD

FUTURE RETAIL FOR LEASE

ARLINGTON, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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SHOPS AT VIRIDIAN | NEC of N Collins St & Blue Lake Blvd, Arlington, Texas

OVERVIEW

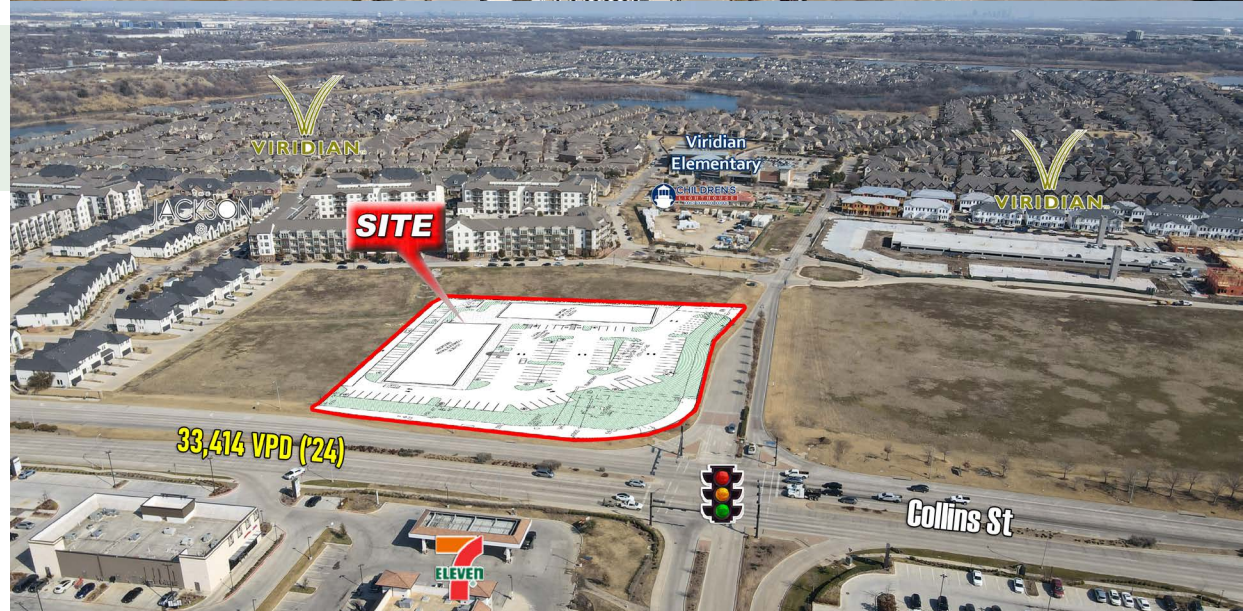
- Future Retail Development
- Building 1: 13,875 SF
- Building 2: 16,200 SF
- Estimated Delivery: Q2 2027
- At the entrance to the Viridian master-planned community and surrounded by new multifamily and office users
- Hard corner, signalized intersection
- Easy access and excellent visibility
- Call for Info & Price

TRAFFIC COUNTS

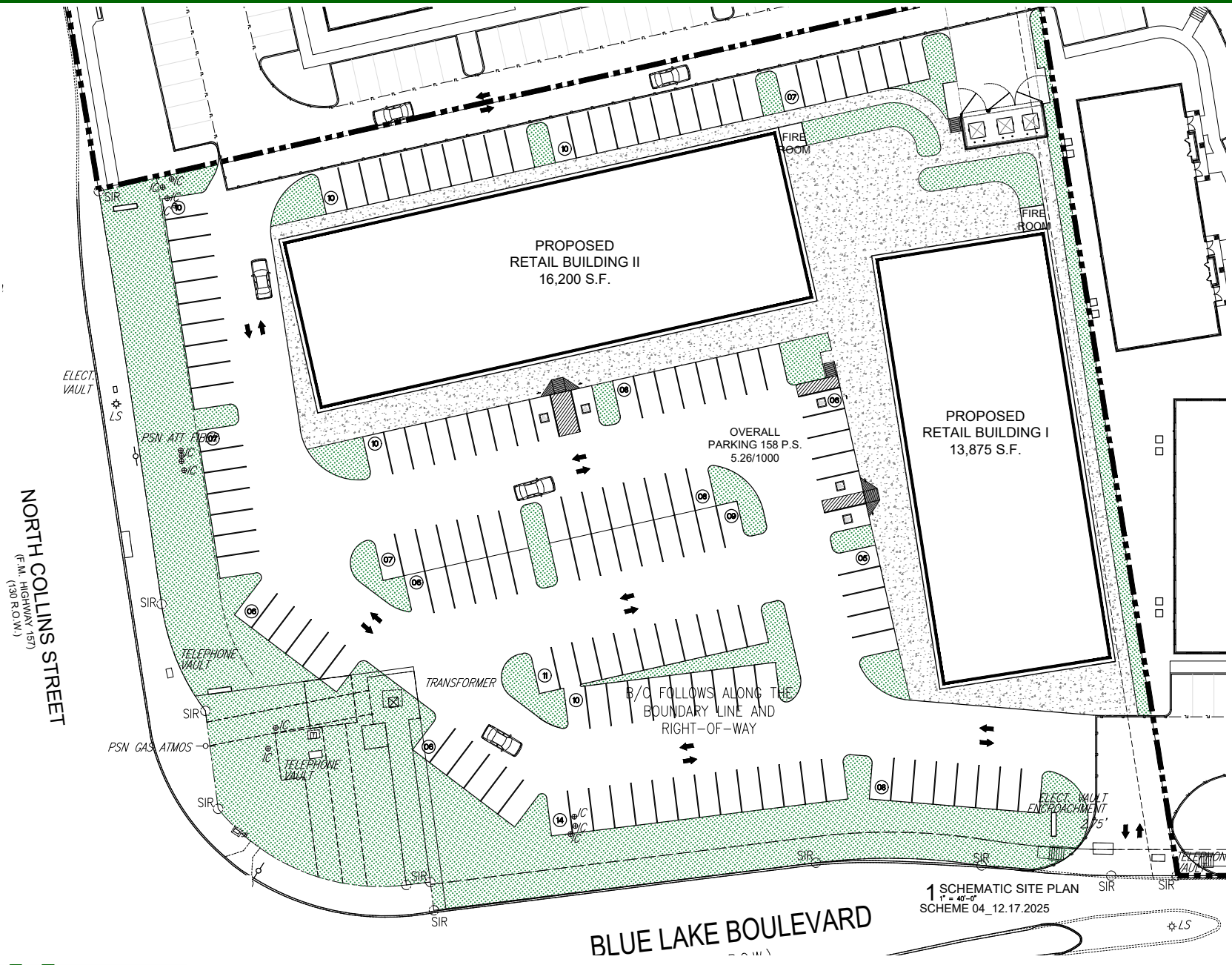
N Collins St: 33,414 VPD
(TXDOT, 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2025 Population	10,235	102,267	260,827
2030 Proj. Pop.	12,496	105,449	263,654
Daytime Pop.	7,118	111,291	302,757
Avg HH Income	\$187,357	\$99,754	\$92,579



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