

FOR LEASE

COOPERSTOWN SQUARE

6204 S Cooper St | Arlington, TX



VISION

COMMERCIAL REAL ESTATE



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PRICE | \$23-26 PSF + NNN (est. \$11.28) PROPERTY AREA | 1,325 –2,600 SF

PROPERTY HIGHLIGHTS

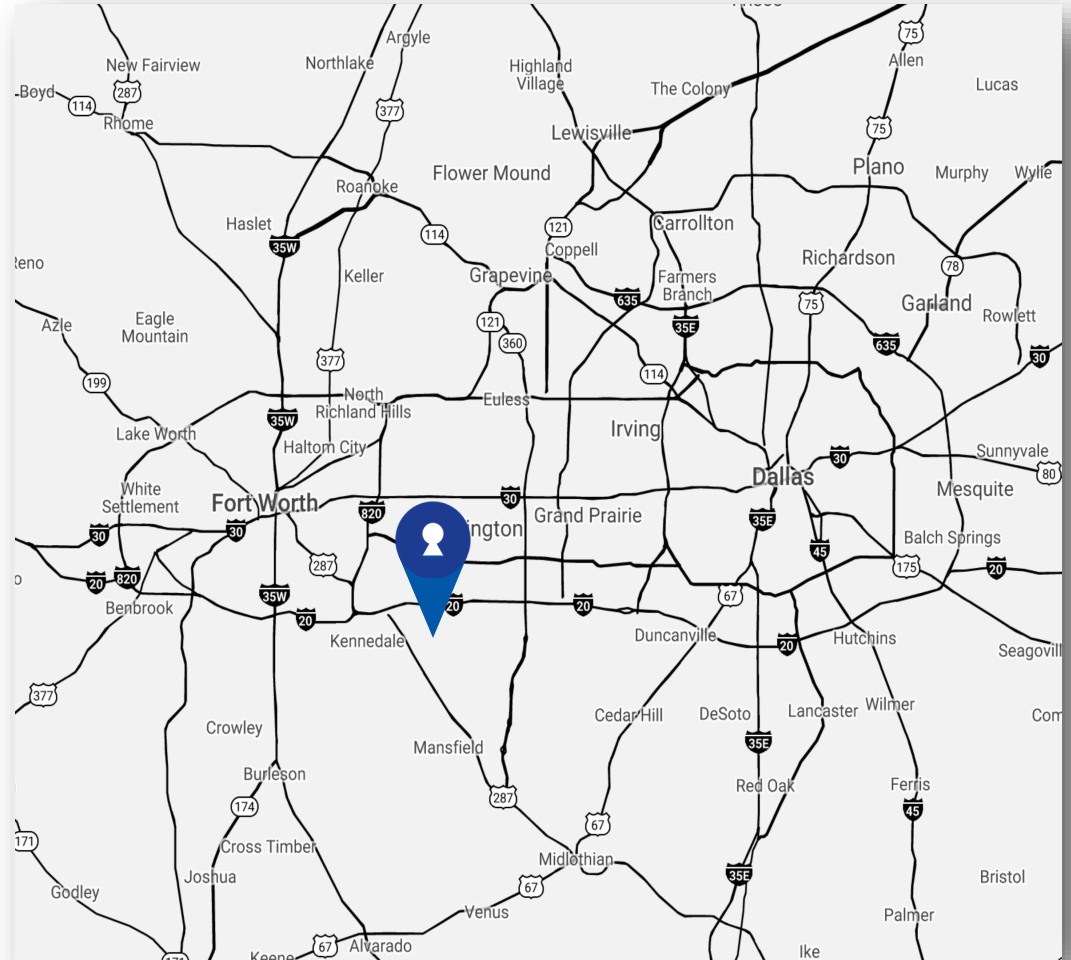
- 👁️ 2,000 SF 2nd Generation Restaurant space available now
- 👁️ Monument signage available
- 👁️ Five minutes to HWY I-20
- 👁️ Join SKM Dentistry, Istanbul Grill, VIP Nails & Spa, Good Day Café!

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	19,005	57,517	113,297	290,323
EMPLOYEES	2,518	11,057	34,341	81,391
AVG HH INCOME	\$102,365	\$106,661	\$104,819	\$98,637
POPULATION GROWTH 2022-2027	1.0%	1.0%	1.1%	1.2%
*STDB 2023				

TRAFFIC COUNT

60,000+ VPD at S. Cooper St & W. Sublett Rd





SUITE	TENANT
132	Good Day Café
128	Sunshine Spa
126	2,600 SF Available
122	V.I.P. Nail & Spa
120	Belez Salon & Lash Studio
118	1,325 SF Available
116	1,350 SF Available
114	Bow Wow Billie's—Dog Grooming
112	Cindy Sue Café & Catering
110	Istanbul Grill
108	2,000 SF 2nd Gen Restaurant Space Available
104	SKM Dentistry
100	Maria Bonita Taqueria





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

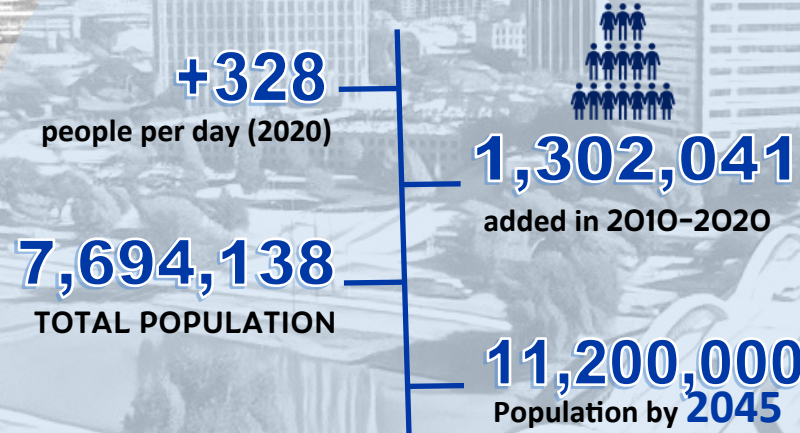
4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in 4 hours
Access nearly 60 international destinations

HIGHER EDUCATION



30 Higher Education Institutions
15 Major Universities Including: TCU, SMU

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction on known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction on. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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