



ARGALI
COMMERCIAL REAL ESTATE SERVICES

SHOPS AT SOUTH COOPER
4100 SOUTH COOPER ST, ARLINGTON TX 76015



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
ARGALICRE.COM

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
Removery
Manna Juice
AT&T

King Crab
Paradise
Restaurant
US Government
Recruiting

AVAILABLE SITES

STE 4102 - 1,007
STE 4108 - 1,477 SF
STE 4116B - 2,559 SF

TRAFFIC COUNTS

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

RATE \$

PLEASE CALL FOR
PRICING

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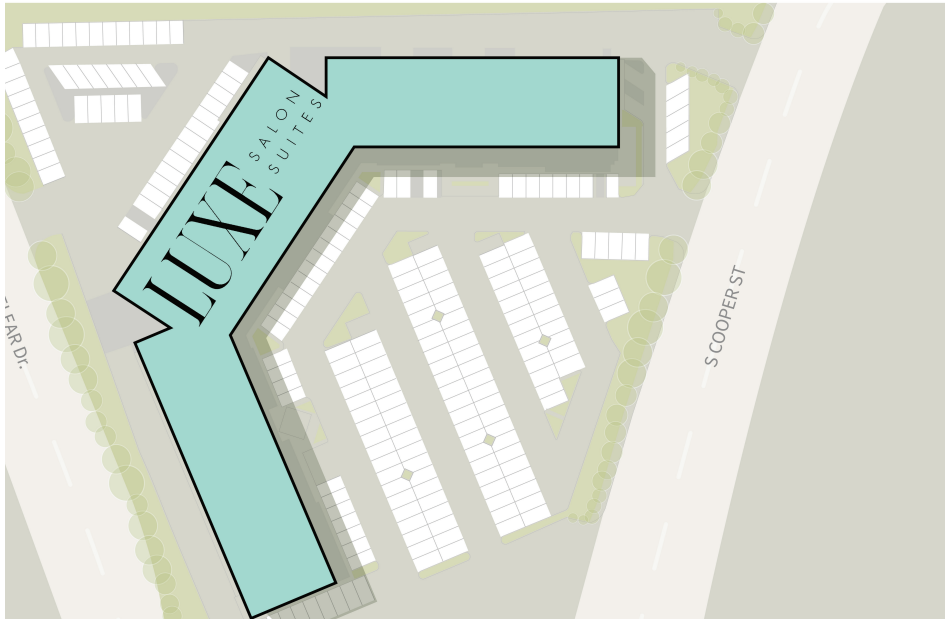


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First Floor



Second Floor

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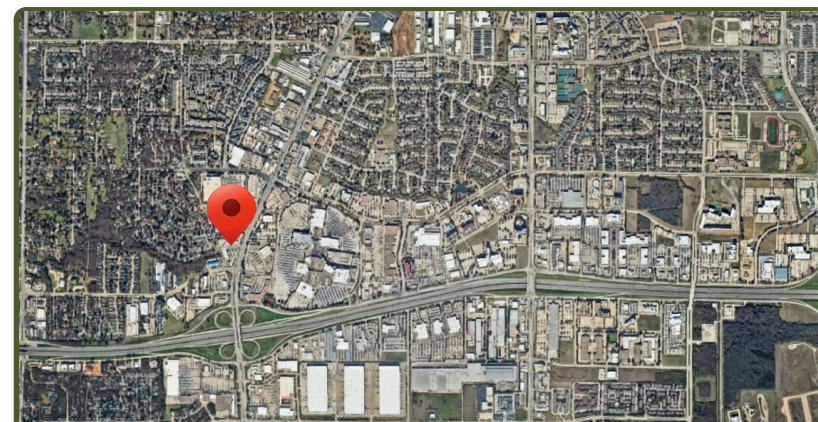
PROJECT SCOPE

Shops at South Cooper is a newly renovated shopping center located at the northeast corner of S. Cooper St. and Pleasant Ridge Dr., just one block north of I-20. The center sits in a vibrant location directly across from The Parks at Arlington Mall with extremely high traffic counts, at the core of the primary retail trade area of Arlington.

PROPERTY DETAILS

AVAILABILITY	1,007-2,559 SF
GROSS LEASABLE AREA	49,644 SF
TRIPLE NETS (2026)	\$11.03 PSF
PLEASE CALL BROKER 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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