

# Retail/Office ★ FOR LEASE

2430 N DAVIS, ARLINGTON, TX, 76012



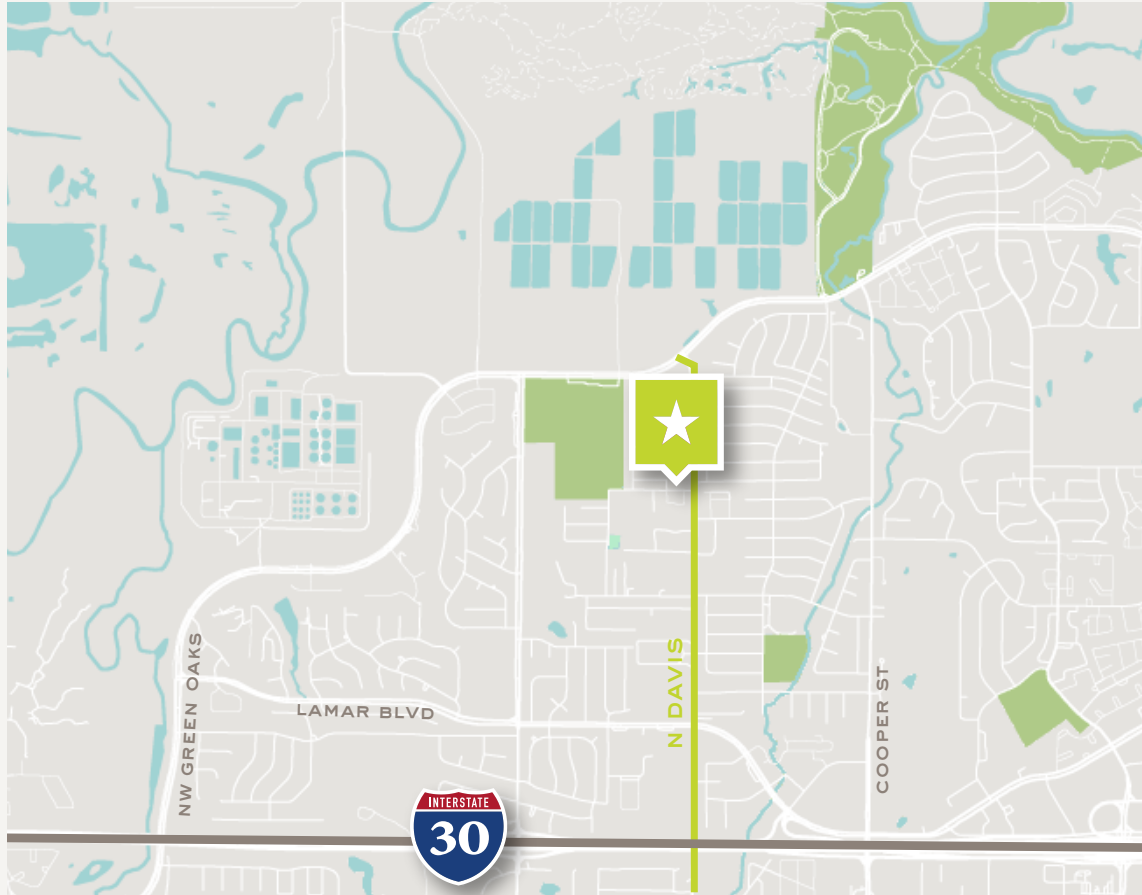
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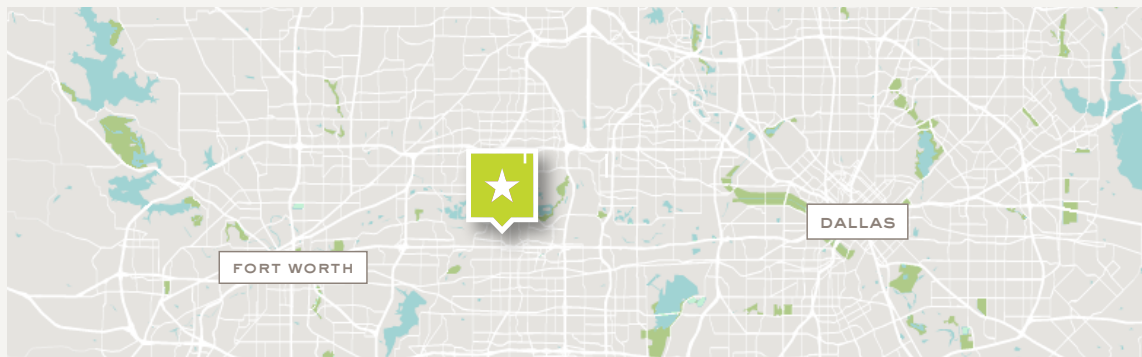


## PROPERTY HIGHLIGHTS

- 12,147 SF multi-tenant building on +/- 1 AC
- 3 suites available
- 13' clear height
- 40 parking spaces
- Second-generation space
- Excellent neighborhood visibility
- Monument signage opportunity
- Dense infill North Arlington location
- 1 mile to I-30
- 134,135 VPD in the immediate corridor
- Minutes to Arlington's Entertainment District
- Surrounded by established residential neighborhoods

## AVAILABLE SPACES

SUITE 104	710 SF
SUITE 106	800 SF
SUITE 112	1,400 SF



## LEASE STRUCTURE

**\$18/SF + NNN**

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**PROPERTY OVERVIEW**

2430 N Davis is a well-positioned neighborhood retail/office center in established North Arlington. The property benefits from strong residential density, consistent neighborhood traffic, and close proximity to major regional drivers including I-30, AT&T Stadium, Globe Life Field, and Six Flags. The center offers flexible small-suite opportunities ideal for retail, medical, service, or professional office users looking to serve the surrounding trade area.

**DEMOGRAPHICS**

**2025 POPULATION**

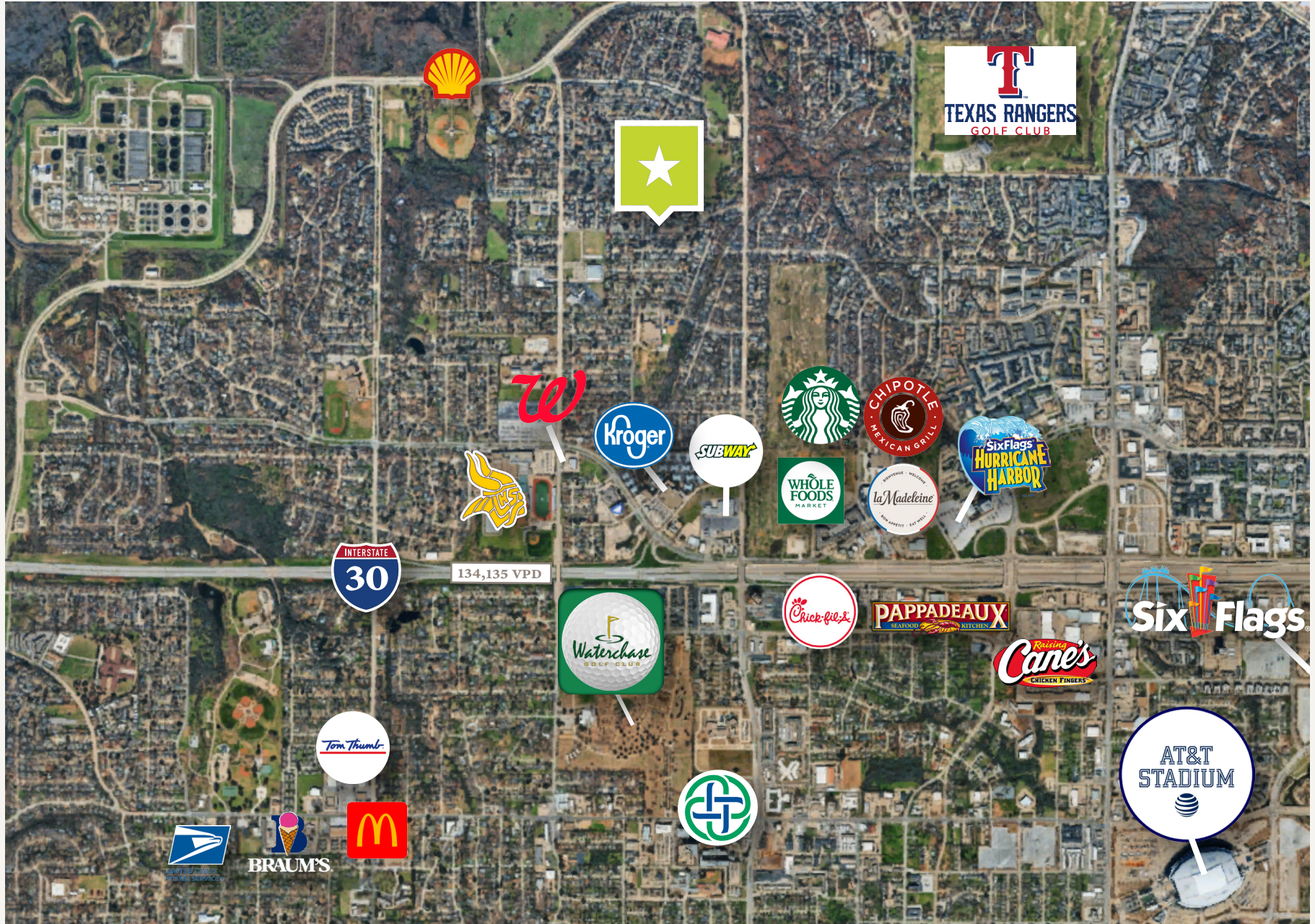
1 MILE	3 MILES	5 MILES
<b>8K</b>	<b>84K</b>	<b>280K</b>

**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
<b>\$115K</b>	<b>\$77K</b>	<b>\$76K</b>

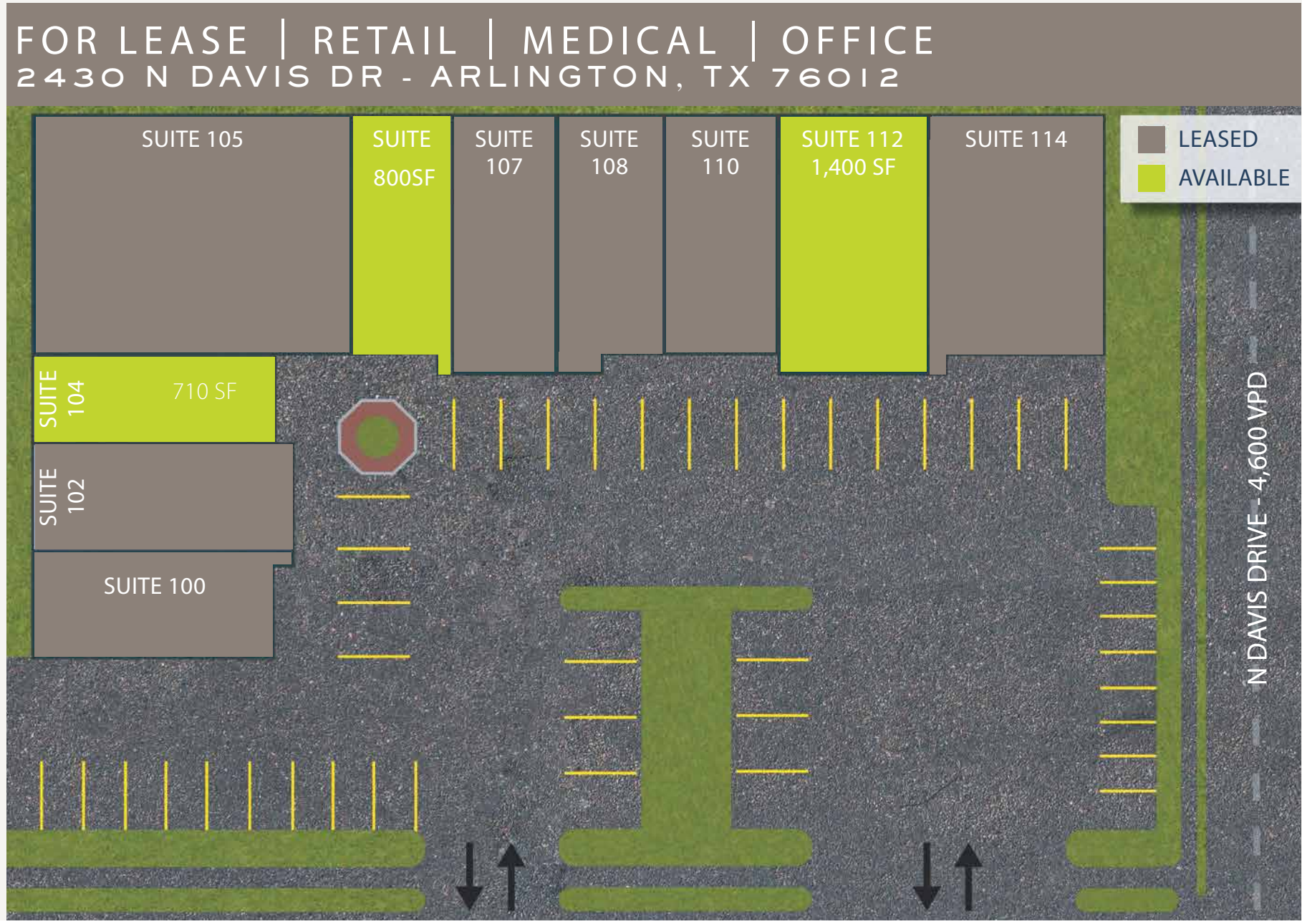
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**LANCARTE**  
**COMMERCIAL**  
**BROKERAGE ★ PROPERTY MANAGEMENT**

*Relentlessly Pursuing What Matters*

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