

Retail/Office ★ FOR LEASE

2430 N DAVIS, ARLINGTON, TX, 76012



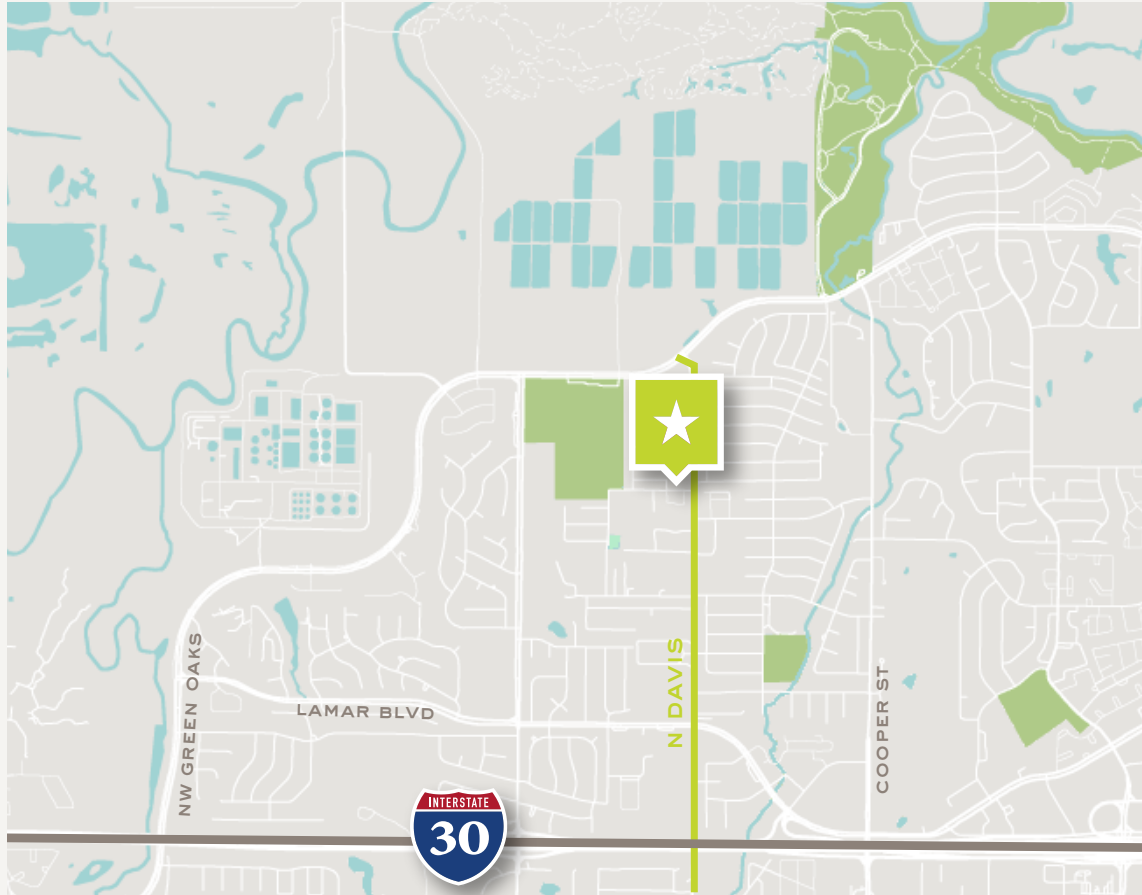
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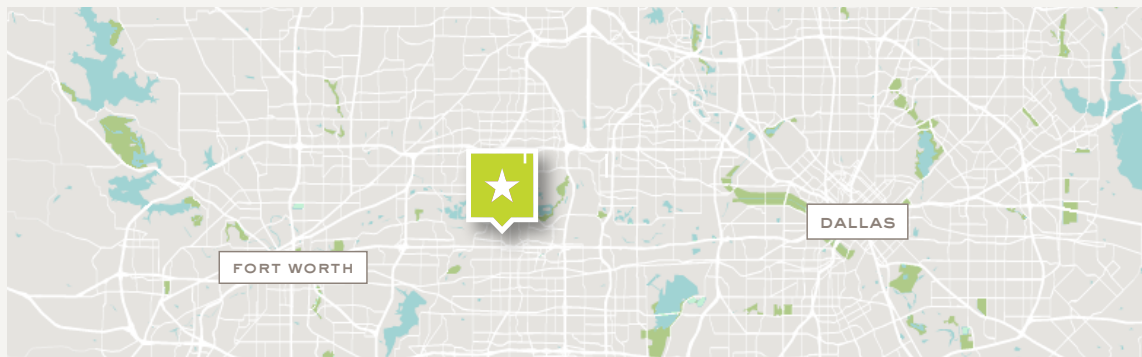


PROPERTY HIGHLIGHTS

- 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

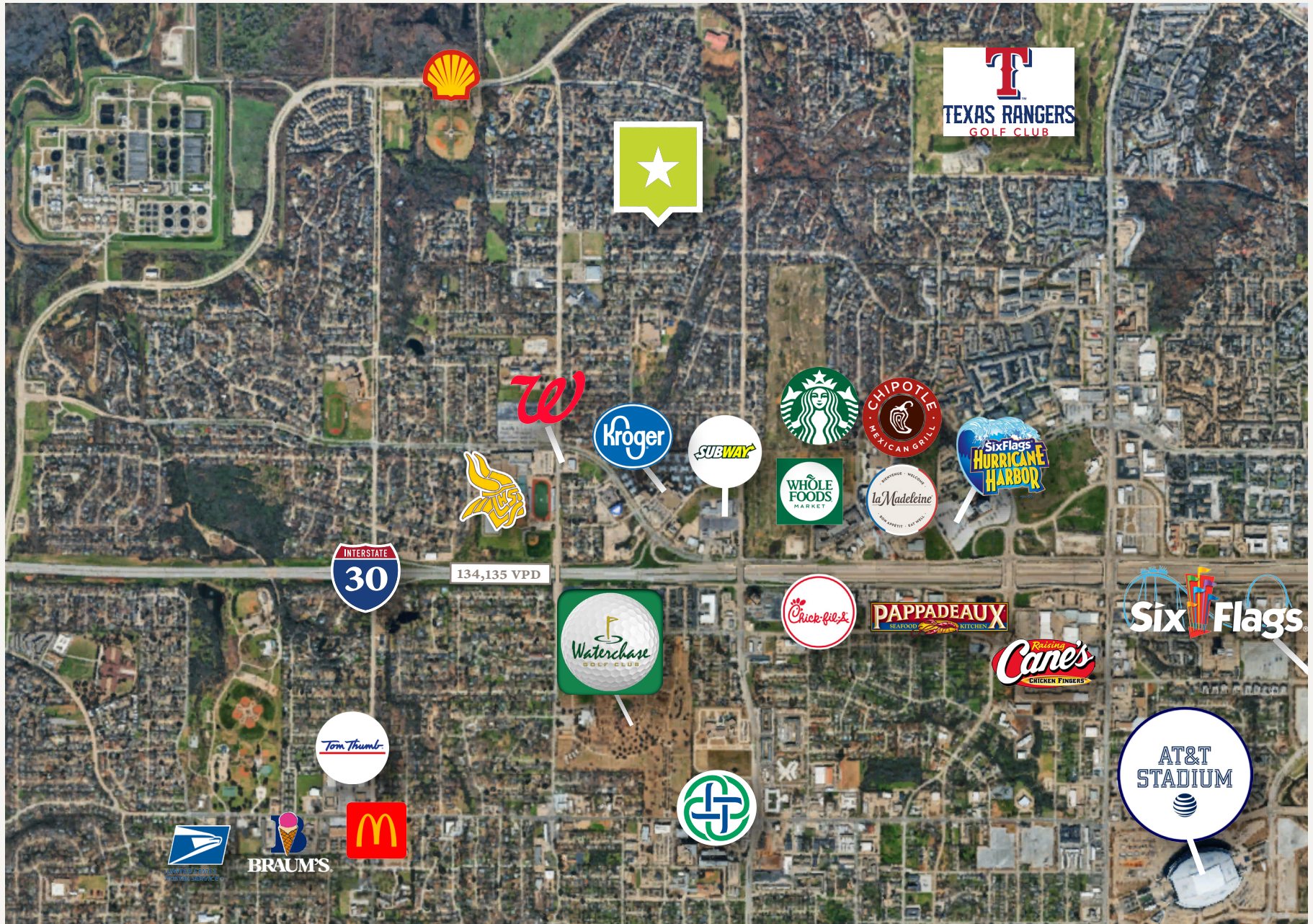
1 MILE	3 MILES	5 MILES
8K	84K	280K

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$115K	\$77K	\$76K

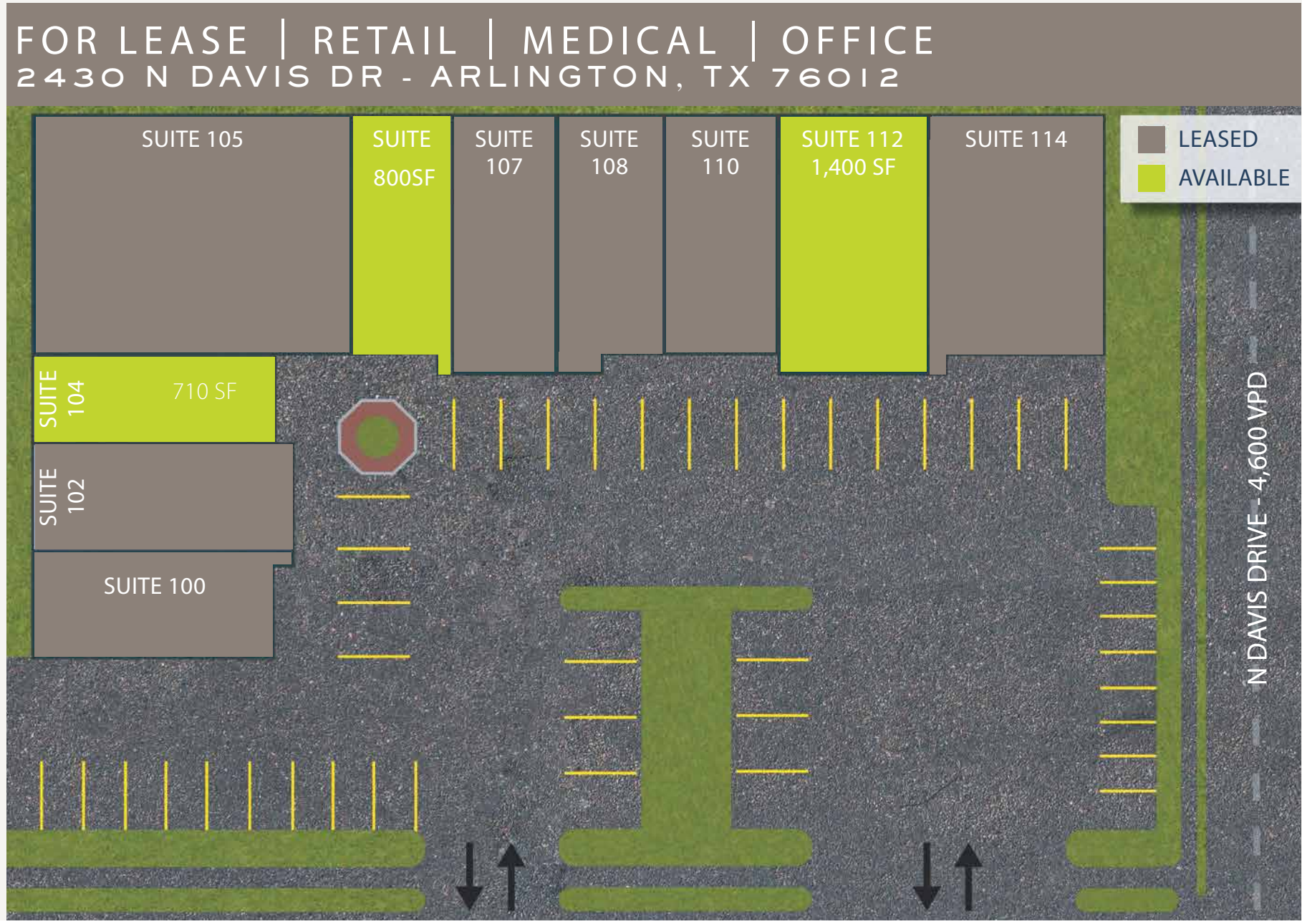
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Relentlessly Pursuing What Matters

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