




# For Sale

33,188 Total SF on 4.274 AC

2122 - 2202 W Park Row Dr | Arlington, TX 76013

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# Property Highlights

## Pricing and Availability: Contact Broker

- 33,188 Total SF on 4.274 AC
  - Site 1: 10,076 SF on 1.12 AC
  - Site 2: 20,924 SF on 1.58 AC
  - Site 3: 2,188 SF on 1.57 AC
- 2nd Gen Salon with attached Spa
- Well known location within the Arlington/Pantego area due to Cosmetology/Esthetics School
- Abundant parking on all 3 sites
- Draws upon Arlington, Pantego, Dalworthington Gardens and Fort Worth clientele
- Centrally Located



[Drone Tour  
\(Click Here\)](#)

## Demographics

	2 mile	5 miles	10 miles
<b>Estimated population</b>	57,787	306,582	1,003,098
<b>Est. Average HH income</b>	\$72,273	\$78,326	\$83,640
<b>Traffic counts</b>	W Park Row Dr +/- 19,467 VPD	(0.5mi) Fielder Rd: +/- 23,692 VPD	(0.5mi) Bowen Rd: +/- 31,505 VPD



W Park Row - 19,467 VPD

1.57 AC  
2,188 SF Building

1.54 AC  
20,924 SF Building

1.12 AC  
10,076 SF Building

# The Sites



# Salon Photos



# Spa Photos



# Floorplan -2122 W Park Row (Salon)





## West Arlington Facts

West Arlington sits at a unique convergence point bordered by Pantego, Fort Worth, and Dalworthington Gardens, creating a retail environment influenced by multiple community dynamics. West Arlington's retail environment features include:

- Traditional strip centers and neighborhood shopping plazas, many built in the 1970s-1990s
- Value-oriented retailers reflecting the area's middle-income demographics
- A mix of national chains and local businesses serving the surrounding communities
- Grocery-anchored centers that serve as neighborhood retail hubs

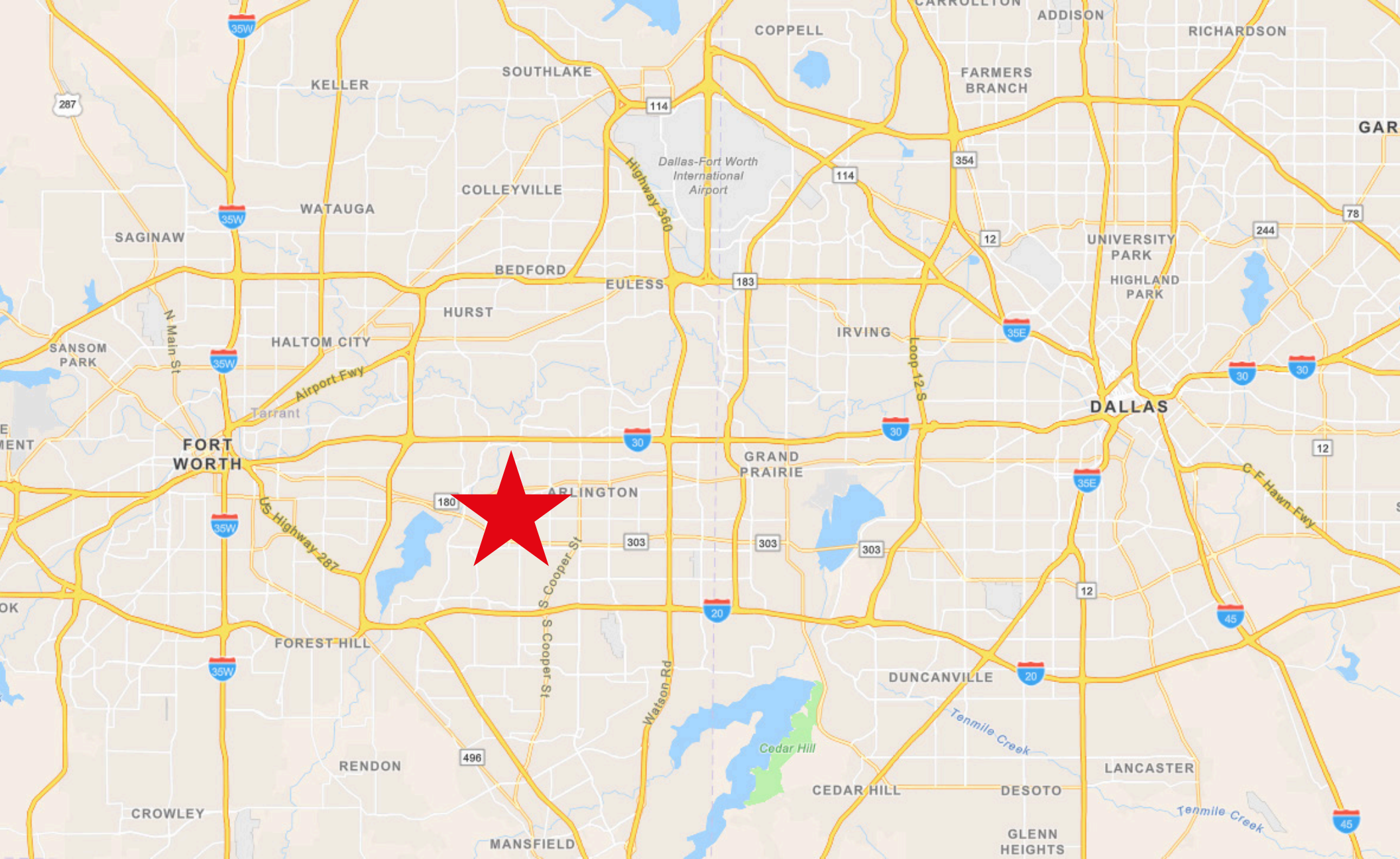
## Neighboring Communities

- Pantego: This small, affluent enclave influences the retail mix with some higher-end specialty shops and dining options along Park Row Drive.
- Dalworthington Gardens: This residential community adds another affluent demographic segment to the customer base, though it has minimal retail within its boundaries.
- Fort Worth: Just west past Pantego sits Fort Worth, TX, the state's 4<sup>th</sup> largest city and the 11<sup>th</sup> most populous city in the United States.

## Customer Demographics

- Mix of established neighborhoods with long-term residents and areas with more transient populations
- Strong daytime traffic patterns that support convenience-oriented retail
- Varied income levels, generally middle to moderate income with pockets of higher affluence near Pantego and Dalworthington Gardens

# About the Location



# Central DFW Location

# Thank you

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