

**For Lease**

Center Street East

457 E Interstate 20, Arlington, TX 76014

Property Overview

- Located near Arlington Highlands, a 750,000 SF lifestyle center featuring top national retailers, dining, and entertainment
- High-visibility signage along I-20 and MLK Jr. Drive with exposure to 200,000+ vehicles daily
- Dense 5-mile trade area with 355,000+ residents and \$90K+ average household income
- Modern façade with standout signage and strong street presence
- 125 surface spaces provide ample parking for customers and staff

Available Space	4,800 SF
Space Type	2 nd Gen Restaurant
Year Built	2014
Lot Size	2.03 Acres
Parking Ratio	8.85 / 1,000
Traffic Counts	203,802 VPD on I-20

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Asking rate:

Contact Broker

Contact:

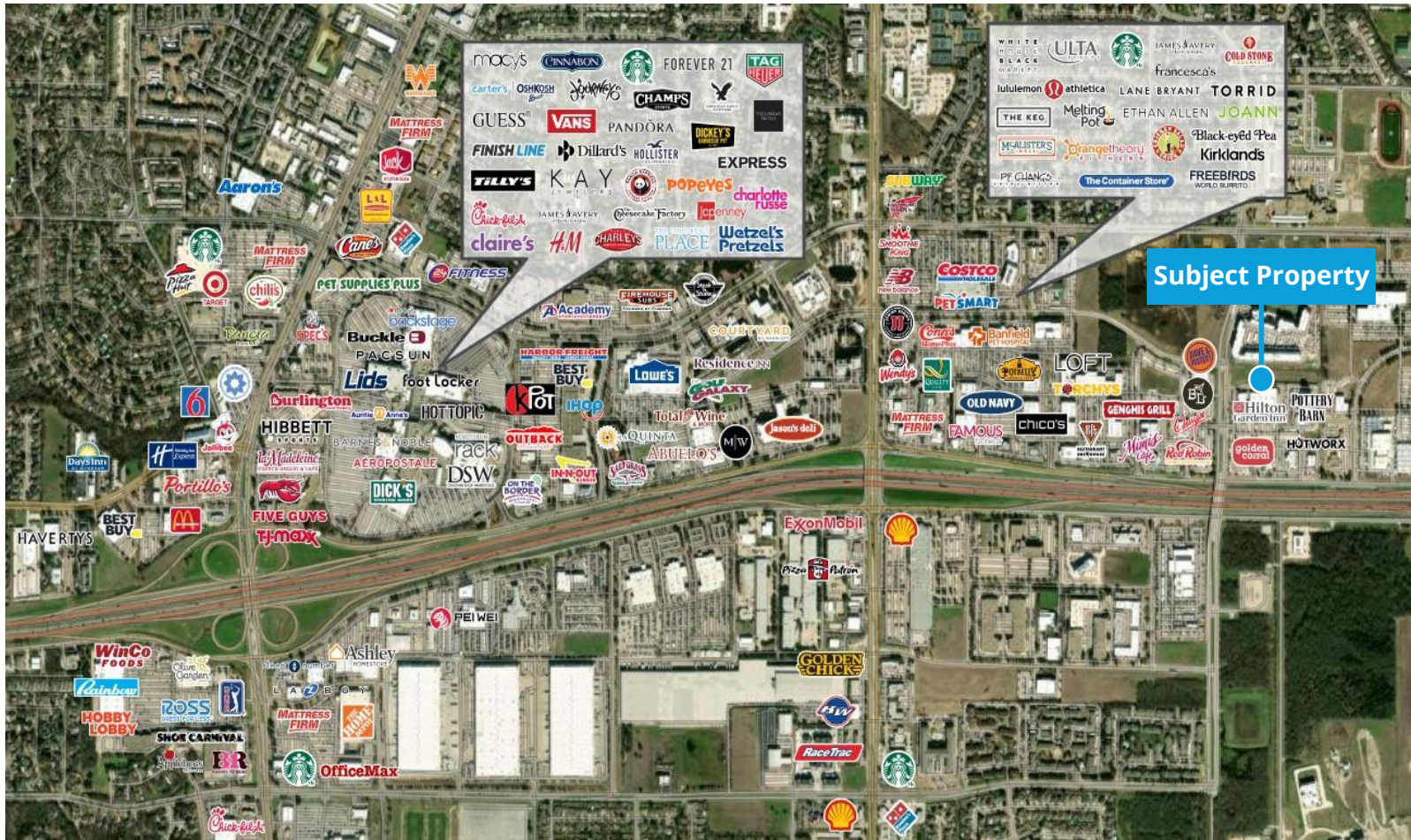
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Location & Access



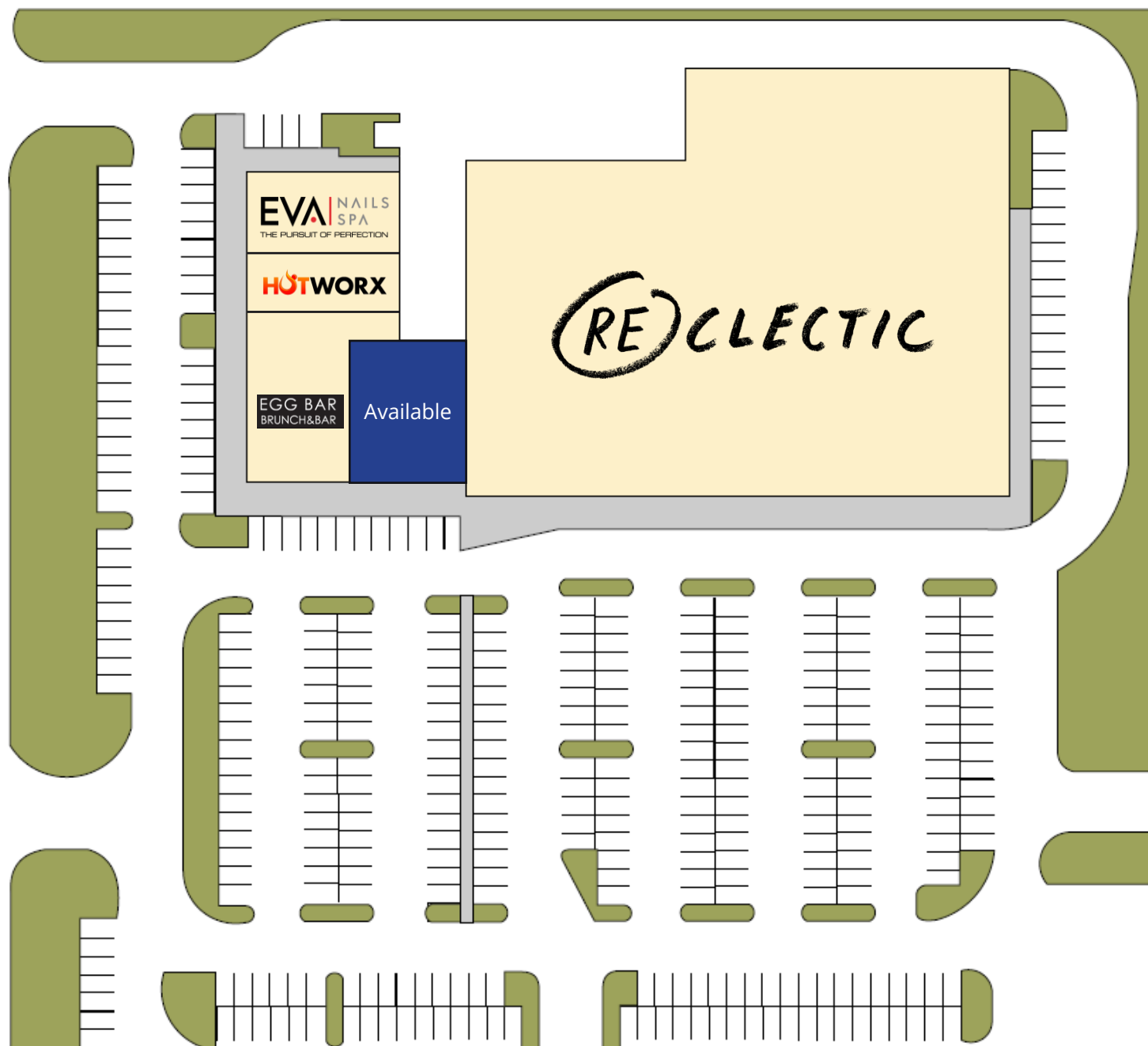
Executive Summary

Positioned in one of Arlington's most active retail corridors, 457 E Interstate 20 offers a turnkey restaurant opportunity with outstanding visibility and access. The ±4,800 SF space is part of a well-maintained retail building constructed in 2014 and features a modern façade, ample parking, and high signage exposure directly along Interstate 20 and Martin Luther King Jr. Drive.

This property benefits from close proximity to **Arlington Highlands**, a major 750,000 SF lifestyle center that draws consistent foot traffic from a broad consumer base. The surrounding trade area includes over **355,000 residents within five miles**, with **average household incomes exceeding \$90,000**—ideal demographics for a thriving restaurant concept.

With traffic counts exceeding **176,000 vehicles per day** and a strong presence among national retailers and dining establishments, this location is well-positioned for restaurant operators seeking high exposure, strong co-tenancy, and access to an affluent, densely populated customer base.

Site Plan



■ Available ■ Leased



Area Map



Property Photos



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Demographics



Market Overview

457 E Interstate 20, Arlington, Texas, 76018
5 mile radius

Household & population characteristics



\$74,572

Median household income



\$296,610

Median home value



56.3%

Owner occupied housing units



34.3

Median age



50.5%

Female population



47.6%

% Married (age 15 or older)

Annual lifestyle spending



\$2,514

Travel



\$24

Tickets to Movies



\$61

Theatre/Operas/Concerts



\$64

Admission to Sports Events



\$8

Online Gaming Services

Households & population



349,552

Current total population



353,568

5 Year total population



118,714

Current total households



120,888

5 year total households

Education

14%

No high school diploma



26%

High school graduate



28%

Some college



32%

Bachelor's/graduate/prof degree

Annual household spending



\$2,195

Apparel & Services



\$247

Computers & Hardware



\$3,621

Eating Out



\$6,421

Groceries



\$6,464

Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



11,070

Total businesses



117,935

Total employees

Employment



59%

White collar



27%

Blue collar



14%

Services

3.9%

Unemployment rate



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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.

11-2-2015



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 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 known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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. 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 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 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 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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Date