



ARLINGTON PARK PLAZA

3801-3803 S COOPER STREET | ARLINGTON, TX 76015

wellington
REALTY

www.wellingtonrealty.com | 214-855-5900
2626 Cole Avenue, Suite 800, Dallas, TX 75204

Dylan Smith
dsmith@wellingtonrealty.com

Brandon Johnson
bjohnson@wellingtonrealty.com

FACTS & FIGURES

Building Type:	Neighborhood Shopping Center - Retail
Percent Leased:	100%
Available SF:	37,820 SF
Rental Rate:	\$15.00/SF +NNN
Traffic Count:	98,000+ cars daily along Cooper St.
Parking:	400 Surface Spaces; 6.48/1,000 SF Ratio

AMENITIES

- Close proximity to Parks at Arlington Mall
- Close proximity to Interstate 20
- 29 minutes from DFW International Airport
- Strong Demographics



Tenant still occupies space.
Please do not attempt to contact or visit the property.



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DOWNTOWN
FORT WORTH
18 MIN.



S BOWEN RD

ARLINGTON, TX



DOWNTOWN
MANSFIELD
17 MIN.



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DOMINANT TAPESTRIES

Primary Lifestage Groups in the vicinity around 3801-3803 S Cooper Street.

AFFLUENT ESTATES

- Established wealth – educated, well-traveled married couples

ETHNIC ENCLAVES

- Established diversity – young, Hispanic homeowners with families

MIDTOWN SINGLES

- Millennials on the move – single, diverse, urban

GENXURBAN

- Gen X in middle age; families with fewer kids and a mortgage

POPULATION

5 miles	10 miles	15 miles
24,517	209,492	515,438

HOUSEHOLD INCOME

Largest Household Income Bracket
within 5 miles: \$50,000 - \$74,999 (20.2%)

Average Household Income
within 5 miles: \$78,376



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