

FOR LEASE

Tiffany Park Plaza

3415 S Cooper St | Arlington, TX 76015



SPACE AVAILABLE

1,248 - 30,260 SF

PRICING INFORMATION

\$12.00 - \$17.00 PSF + NNN (est. \$4.05 PSF)

LOCATION

NEC of S Cooper and W Mayfield

AREA RETAILERS



- High Traffic Shopping Center with Amazing Visibility from Cooper St and Mayfield
- Great Tenant Mix with CiCi's Pizza, South Arlington Dialysis Center, H&R Block and Soccer City
- Within 5 mins from The Parks Mall at Arlington
- Located in a Dense Established Neighborhood
- Abundant Parking Throughout the Shopping Center

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,934	48,057	123,643	333,274
Employees	13,570	32,718	54,011	126,736
Average HH Income	\$76,008	\$78,386	\$80,139	\$83,753
2017-2022 Annual Rate	0.29%	0.51%	0.47%	0.55%
Traffic Count	85,620 VPD on S Cooper St			

*STDBonline.com 2018

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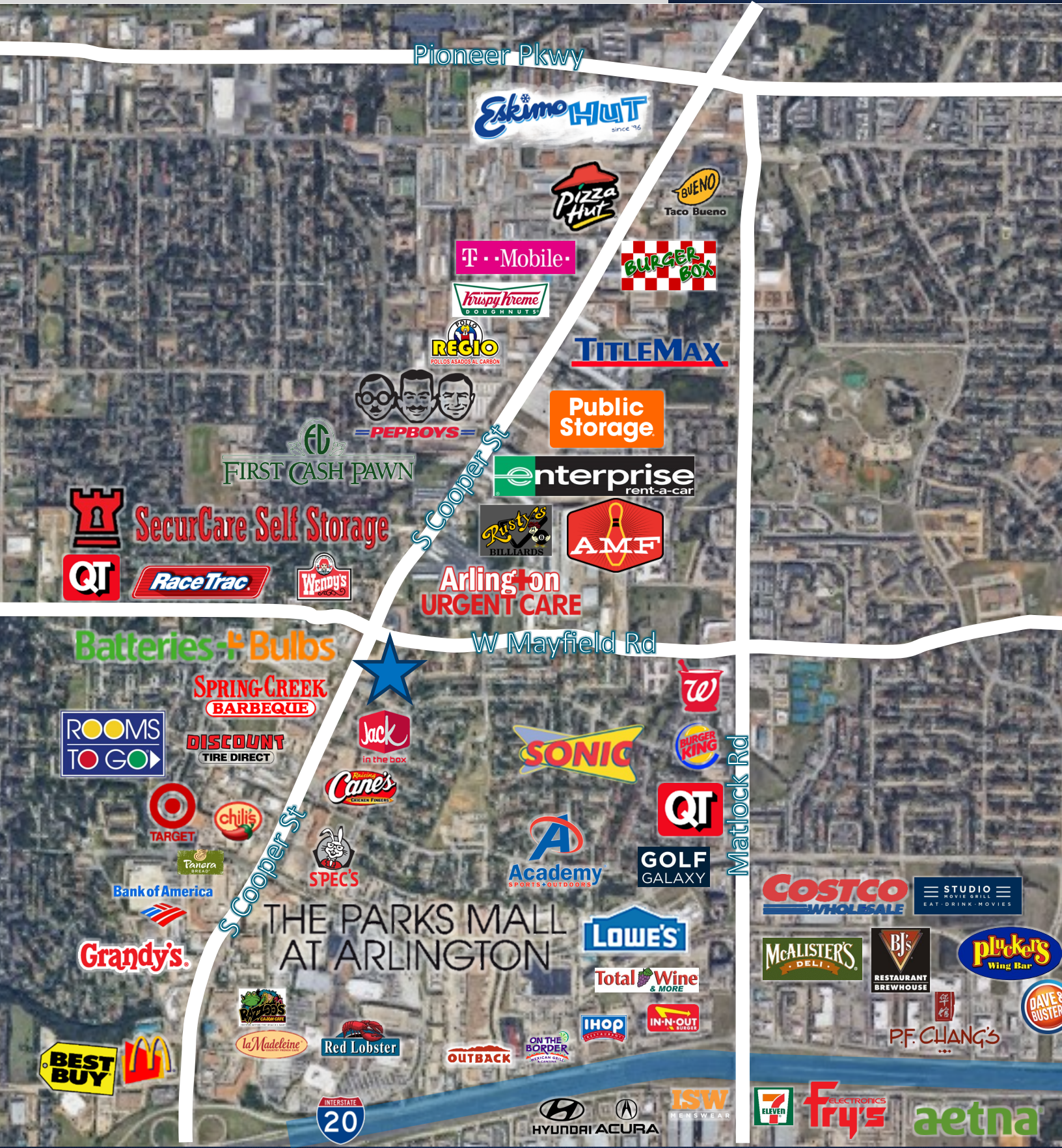
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3415 S Cooper

Tiffany Park Shopping Center



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Suite	Tenant	Space
100	AVAILABLE	1,977 SF
102	AVAILABLE	2,205 SF
103	AVAILABLE	1,248 SF
104	Sister Sister Hair Braiding	
106	Parkwood Pharmacy	
107	Max Relax	
108	AVAILABLE	2,626 SF
110	CiCi's Pizza	
114	Fred Loya Insurance	
115	Z-Comm (Cellphone Repair)	
118	South Arlington Dialysis	
126	AVAILABLE	30,260 SF
134	Soccer City	
138	Style Nails	
140	H & R Block	
141	Check'n Title	
142	Sharper Image	

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Information On 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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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