

# SUBLETT CORNERS

## FOR LEASE

### ARLINGTON, TEXAS

5900 - 5912 S. COOPER STREET

EASLEY WAGGONER, JR.

AMANDA THROCKMORTON



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# SUBLETT CORNERS



## DEMOGRAPHICS

|                             | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------------|----------|----------|----------|
| 2017 EST POPULATION         | 21,161   | 121,312  | 312,168  |
| 2017 EST DAYTIME POPULATION | 2,935    | 36,412   | 89,696   |
| 2017 EST AVG HH INCOME      | \$86,500 | \$91,633 | \$87,653 |

## HIGHLIGHTS

- Grocery store anchored center
- Strong daytime and residential population
- Traffic counts on Cooper Street are 56,432 VPD





| Suite | Tenant         | Size (SQ.FT) |
|-------|----------------|--------------|
| 5900  | KFC            | 3,000        |
| 4102  | Little Giggles | 4,602        |
| 4104  | P.A.S.S        | 1,400        |
| 4106  | Supercuts      | 1,400        |
| 4110  | Cici's Pizza   | 5,000        |
| 4116  | AVAILABLE      | 3,430        |
| 4122  | Plato's Closet | 4,940        |
| 4128  | H&R Block      | 1,750        |
| 4130  | Nails USA      | 2,250        |
| 4131  | AVAILABLE      | 1,250        |
| 5906  | Stein Mart     | 34,000       |
| 8100  | CATO           | 4,500        |
| 8102  | Dollar Tree    | 8,760        |
| 8105  | AVAILABLE      | 1,600        |
| 8106  | Hallmark       | 4,000        |
| 2110  | PrimeCare      | 6,000        |



