

FOR LEASE

Courtside Plaza

5930 Interstate 20 | Arlington, TX 76017



SPACE AVAILABLE

7,718 SF

PRICING INFORMATION

\$12 PSF + NNN

LOCATION

SEQ of Little Rd and I-20

- Former Tuesday Morning with excellent visibility and easy access to I-20 and Hwy 287
- Interstate 20 exposure with abundant parking
- Surrounding retailers in the area include Walmart Supercenter, T-Mobile, Discount Tire and many more
- Open concept with two ADA restroom plus office
- 350 feet south of I-20 and 2.25 miles east of 820

AREA RETAILERS



DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	14,275	45,790	81,260	213,037
Employees	7,698	25,165	42,998	102,971
Average HH Income	\$98,191	\$99,892	\$98,522	82,583
2018-2023 Annual Rate	0.67%	0.72%	0.86%	0.90%
Traffic Count	185,490 VPD at I-20 and Little Road			

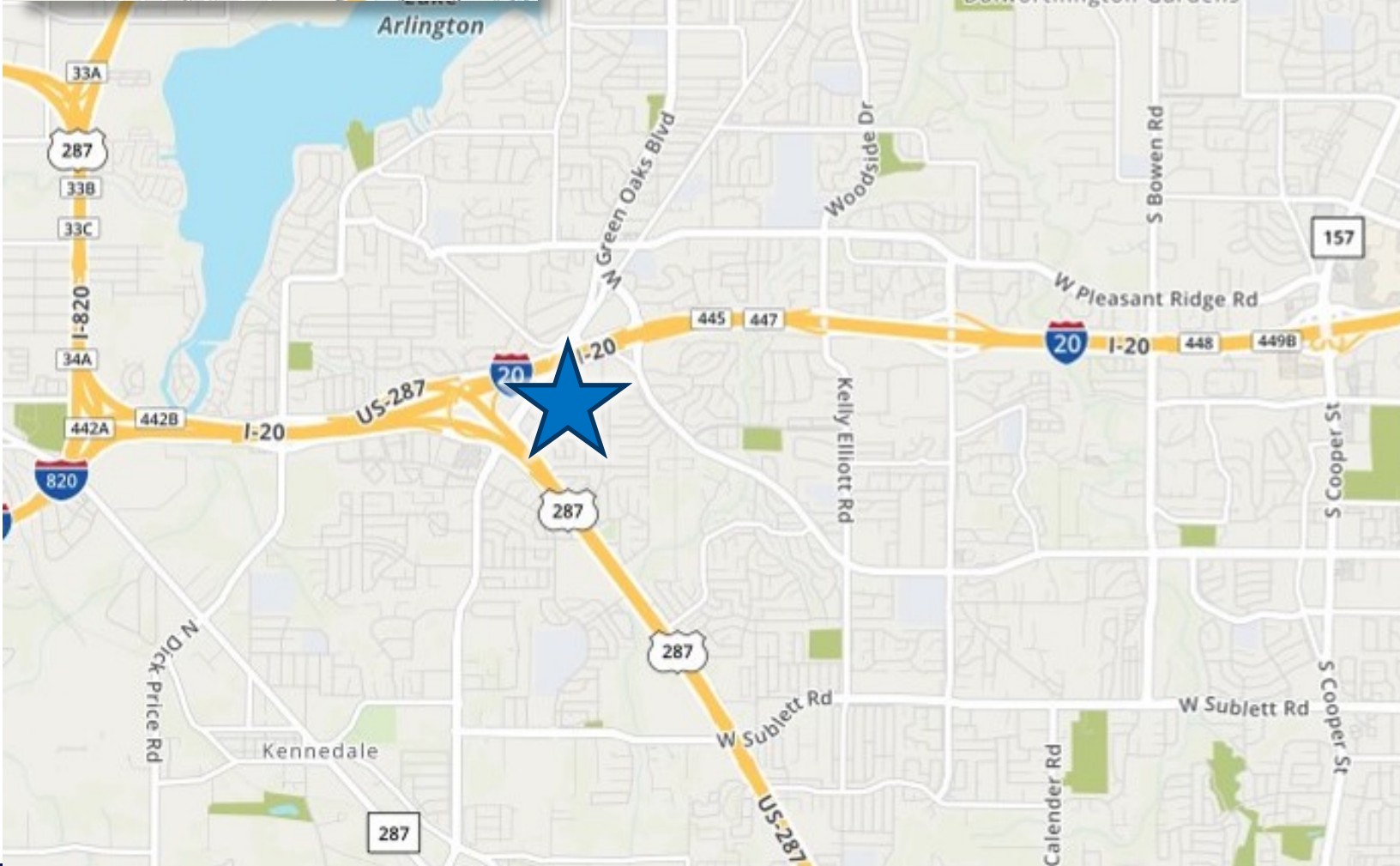
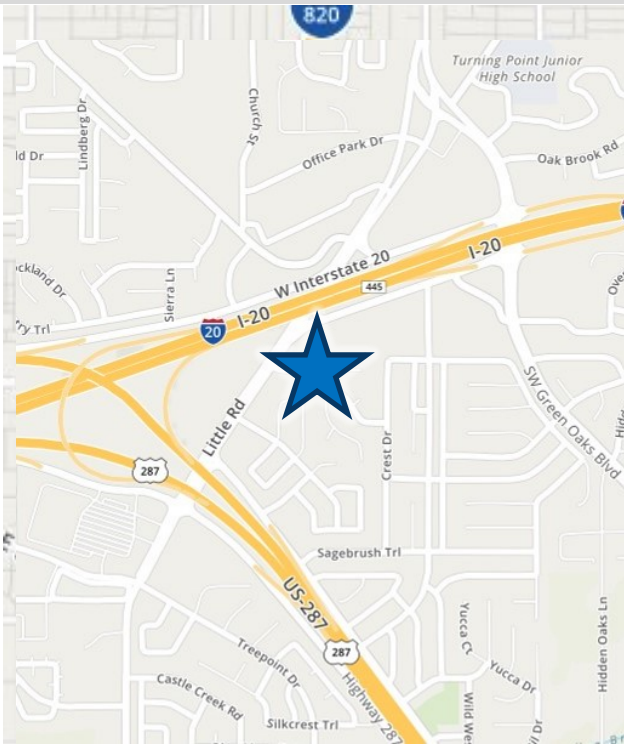
*STDBonline.com 2018

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5930 Interstate 20 W

Interstate 20 Exposure
Abundant Parking



5930 Interstate 20 W

Interstate 20 Exposure
Abundant Parking



W Pleasant Ridge Rd



W Poly Webb Rd



Green Oaks Blvd



5930 Interstate 20 W

Interstate 20 Exposure
Abundant Parking



I-20 Frontage Rd

NOVA MEDICAL CENTERS

DISCOUNT TIRE

Southern Leisure
SPAS & PATIO

IHOP
RESTAURANT

ARLINGTON RESALE

DANCE
STUDIO

7,718 SF

* Divisible Options

Lucky's
BAR & GRILL

LEGACY
Salon & Spa

CHIROPRACTOR

Bonnie & Clydes
POOL SUPPLIES

5930 Interstate 20 W

Interstate 20 Exposure
Abundant Parking



Suite	Tenant	Space
5910	Arlington Resale	Occupied
100	Bonnie & Clyde's Pool Supply	Occupied
110	Chiropractor	Occupied
200	Legacy Salon & Spa	Occupied
225	Lucky's Billiard & Sports Bar	Occupied
230	AVAILABLE	7,718 SF
250	Ever Dance Studio	Occupied

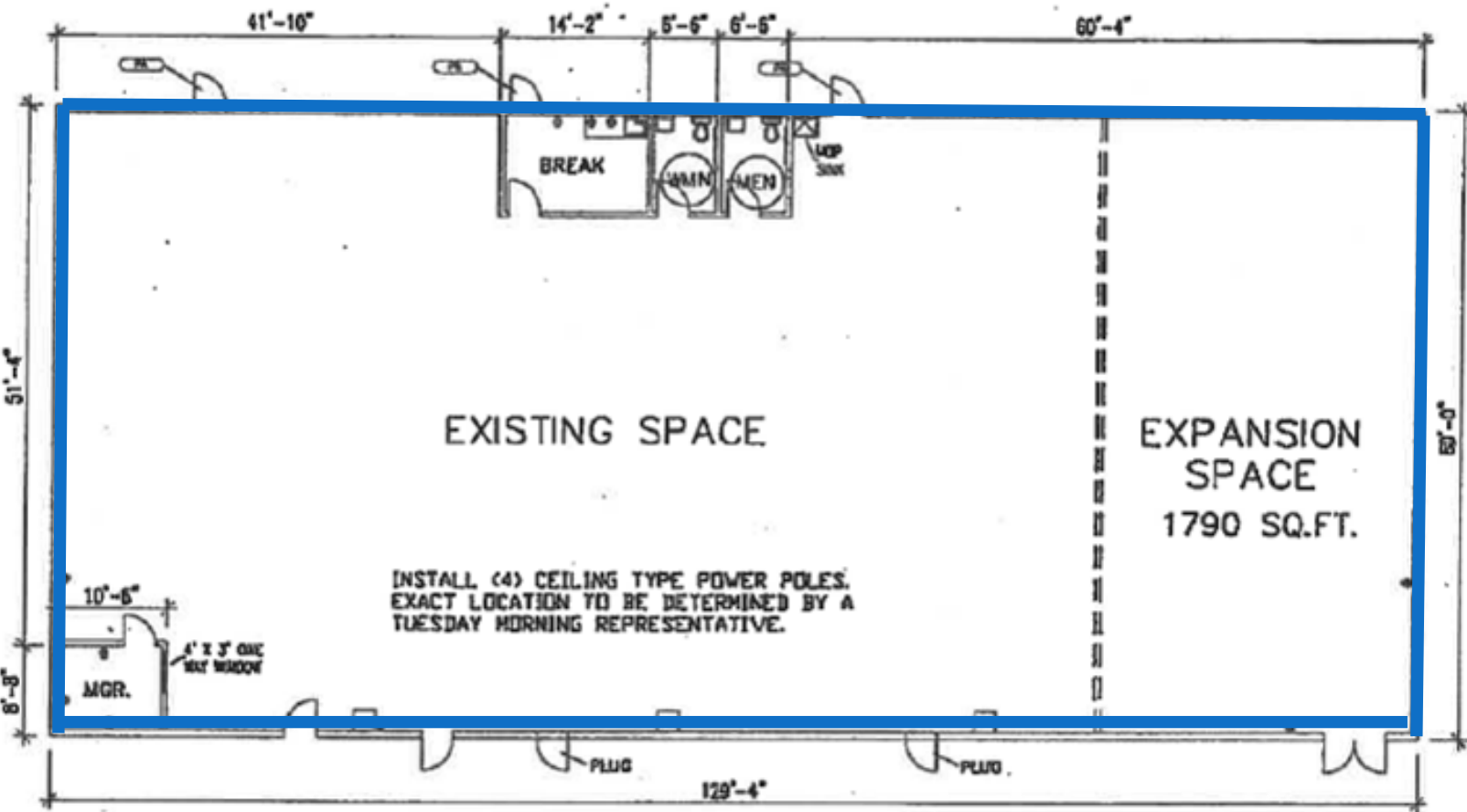
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Information On Brokerage Services

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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