

FOR LEASE

CREEKSIDA PLAZA

SWC OF HWY 360 & SE GREEN OAKS BLVD | ARLINGTON, TX



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CREEKSIDE PLAZA

SWC of Hwy 360 & SE Green Oaks Blvd | Arlington, TX

OVERVIEW



AVAILABILITY

Suite 2402: 1,303 SF - 2nd Gen. Retail



PROPERTY HIGHLIGHTS

- Well-established, Kroger-anchored retail center, with a proven track record of stability and longterm tenant retention
- Surrounded by single and multi-family communities



TRAFFIC COUNTS

Hwy 360: 140,067 VPD
Green Oaks Blvd: 19,031 VPD



AREA CO-TENANTS

Kroger, AutoZone, Panda Express, Wingstop, CiCi's Pizza and 7Eleven

DEMOGRAPHICS

1 MILE

Population **14,114**
Daytime Pop. **9,516**
Avg HHI **\$104K**

3 MILE

Population **119,218**
Daytime Pop. **87,846**
Avg HHI **\$104K**

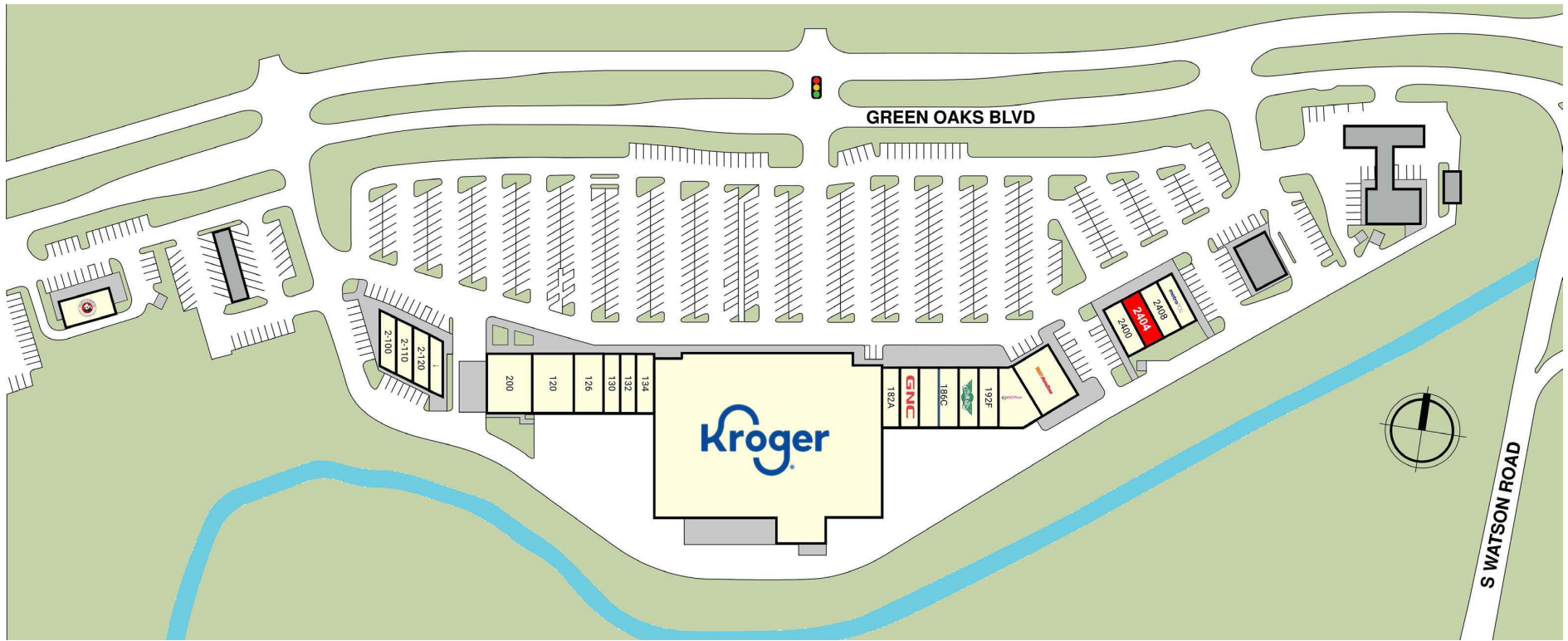
5 MILE

Population **30,256**
Daytime Pop. **360,011**
Avg HHI **\$104K**



SITE PLAN

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STE	TENANT	SF
2350	KROGER	60,932
204I	AUTOZONE	5,110
120	BEAUTY R US	4,550
200	CREATIVE MINDS	4,200
198H	CICI'S PIZZA	3,710
2400	TEXAS COALITION	3,611
186C	KRISPY CATCH	2,800
126	ANGEL NAILS	2,450

STE	TENANT	SF
203	PANDA EXPRESS	2,448
2-110	HAIR BRAID	1,980
134	KUMON	1,750
2-130	H&R BLOCK	1,500
2-100	T'S BUKA	1,500
190E	WINGSTOP	1,400
184B	GNC	1,400
182A	MR. WONTON	1,400

STE	TENANT	SF
130	DONUT SHOP	1,400
192F	DENTIST	1,364
2408	BARBER LOUNGE	1,303
2404	AVAILABLE	1,303
2410	METRO PCS	1,285
132	AMY'S ALTERATIONS	1,050
2-120	ARIA THREADING	1,000
	ATM BANK OF AMERICA	1

AERIAL IMAGE

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REGIONAL AERIAL

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INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

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. Owner's agent fees are not set by law and are fully negotiable.

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. Buyer/tenant's agent fees are not set by law and are fully negotiable.

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; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

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.





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