

RETAIL FOR LEASE

COPPELL CORNER

773 South MacArthur Boulevard, Coppell, TX 75019



MSCRE GROUP
COMMERCIAL REAL ESTATE EXPERTS



Vibrant Neighborhood Center

Synergic Tenant Mix

Easy Access to East I-35, PGBT, SRT 121 & 635

Over 53,000 Vehicle per Day on MacArthur & Belt Line

AVAILABLE SF	1,200-5,000 SF
LEASE RATE	\$18 - 23.50 SF/Yr (NNN)
LOT SIZE	8.70 Acres
BUILDING SIZE	63,850 SF
YEAR BUILT	1999-2000
Parking	398
ZONING	Commercial
MARKET	Coppell, Irving
CROSS STREET	MacArthur, Belt Line
SIGNAGE	Monument Sign
INGRESS/EGRESS	4 points of entry with cross access throughout the entire center
TRAFFIC COUNTS	Over 53,000 on MacArthur & Belt Line
Occupancy	98.00%

Coppel Center Tenants

- 3M Music Academy
- Aqua Tots
- B Salon
- Bicycles Plus
- Blue Flame Dance Studio
- Biryani Express
- Camp Bow Wow
- H2O Nail Salon & Spa
- Italian Express
- IXL Academy
- Kasa Kolache
- Lisa's Cleaners
- M Sign
- Martial Arts
- Chutney Rest.
- Mua Sushi
- Pan Acean Rest.
- Riverchase Dental Care



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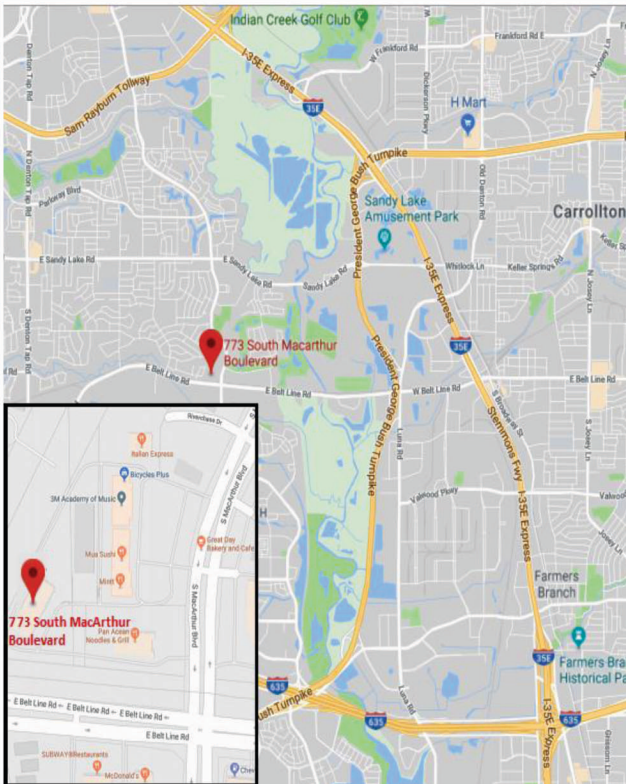
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PROPERTY HIGHLIGHTS :

- Premier Location
- Affluent and High Growth Area
- Central Location with Easy Access to 635, SH 121, E I-35, PGBT
- High Traffic Counts
- Synergic Tenant Mix
- Exceptional Demographics
- Near Cypress Waters, a 1000 Acre Mix Use Development with 10,000 Residential Units, 4.5 Million SF of Office and 100,000 SF of High End Retail
- Near Proposed Extension of Cotton Rail on Belt Line

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2017 Total Estimated Population (est.)	16,456	71,457	206,655
Employees	8,593	67,243	191,402
Average HH Income	\$100,420	\$102,331	\$89,259

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