



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Cooper Oaks Shopping Center Arlington, Texas

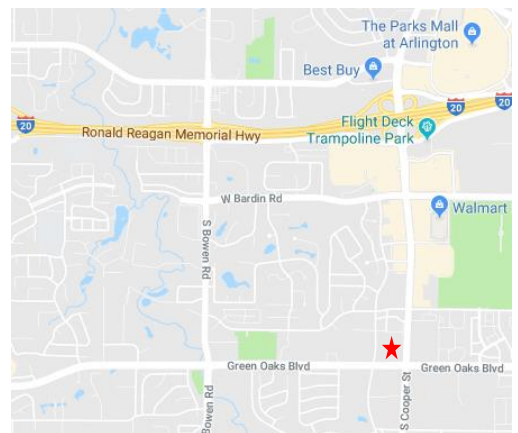


Location: 1827 SW Green Oaks Blvd.
Arlington, TX 76017

Building Area: 17,925 sf

Demographics: (Crexi)

	1 Mile	3 Miles	5 Miles
2022 Population	35,500	180,000	408,000
2022 Median HH Income	\$94,200	\$88,100	\$82,000



Tenants:



CONTACT

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**Cooper Oaks
Shopping Center
NOW LEASING!**

Web Address: merritt-capital.com

BUILDING SIZE:

17,925 sf

RATE:

\$16-17 per square foot

EXPENSES:

Taxes: \$ 3.02

Insurance: \$ 0.69

CAM: \$ 4.12

Triple Nets: \$7.83 per square foot

TENANTS:

80% Leased

bb.q Chicken & Beer – 2,500 sf

Designs Nails Bar- 1,215 sf

ATI Physical Therapy - 2,046 sf

Bricks and Minifigs – 2,555 sf

VACANT – Suite 129 - 1,979 sf

TGBlessing Vietnamese Restaurant- 2,410 sf

VACANT – Suite 157 - 1,700 sf

Donut Palace- 1,050 sf

Dr. Flannagan, DDS- 2,470 sf



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				BB.Q Chicken & Beer Suite 101 2,500 SF
				Designs Nail Bar Suite 109 1,215 SF
				Bricks & Minifigs Suite 119 2,555 SF
Dr. Gene Flannagan, DDS Suite 169 2,470 SF	Donut Palace Suite 161 1,050 SF	VACANT Suite 157 1,700 SF	TGBlessing Vietnamese Restaurant Suite 149 2,410 SF	VACANT Suite 129 1,979 SF
				ATI Physical Therapy Suite 143 2,046 SF