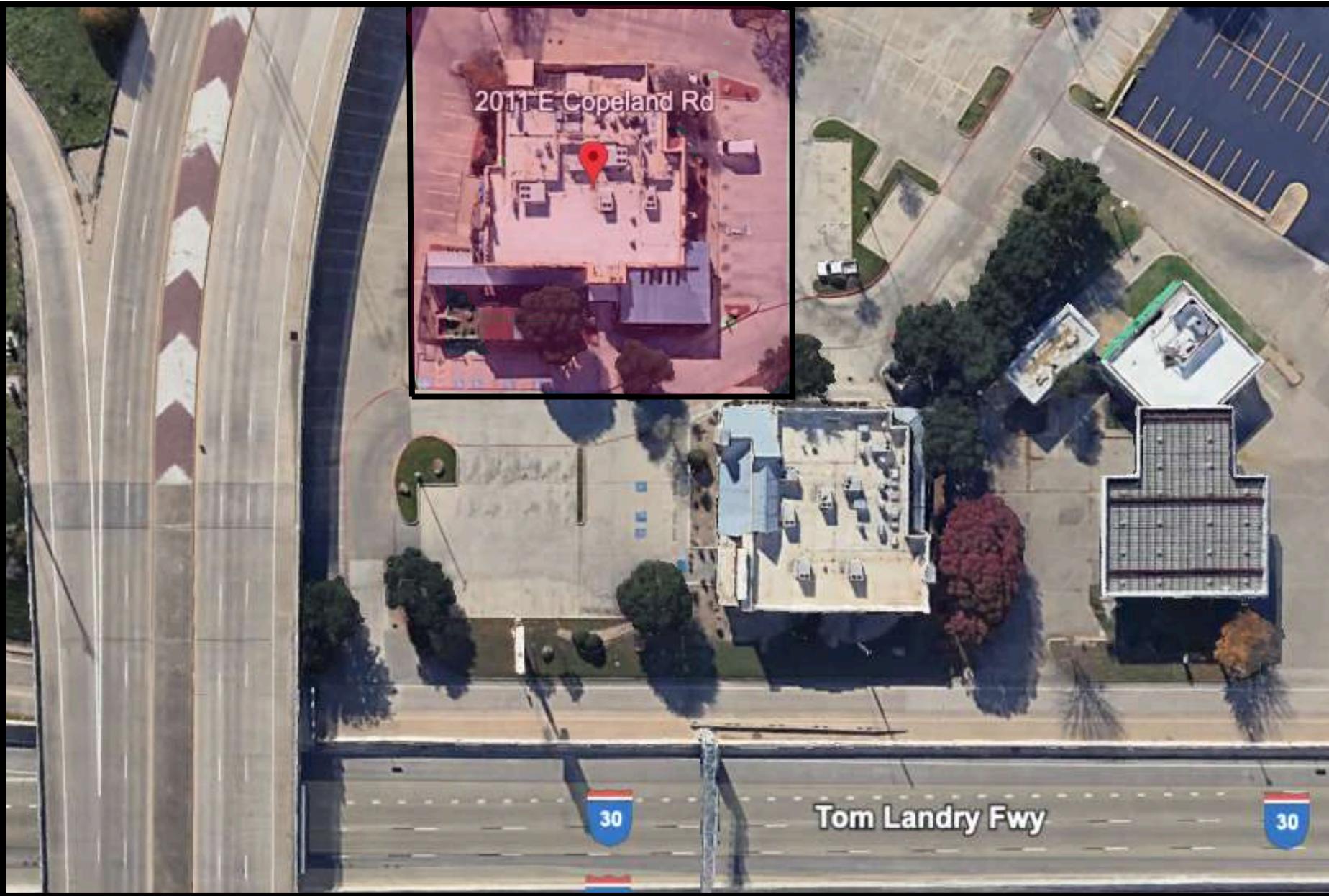


2011 E COPELAND RD

ARLINGTON, TX

EXCLUSIVE LEASE OFFERING



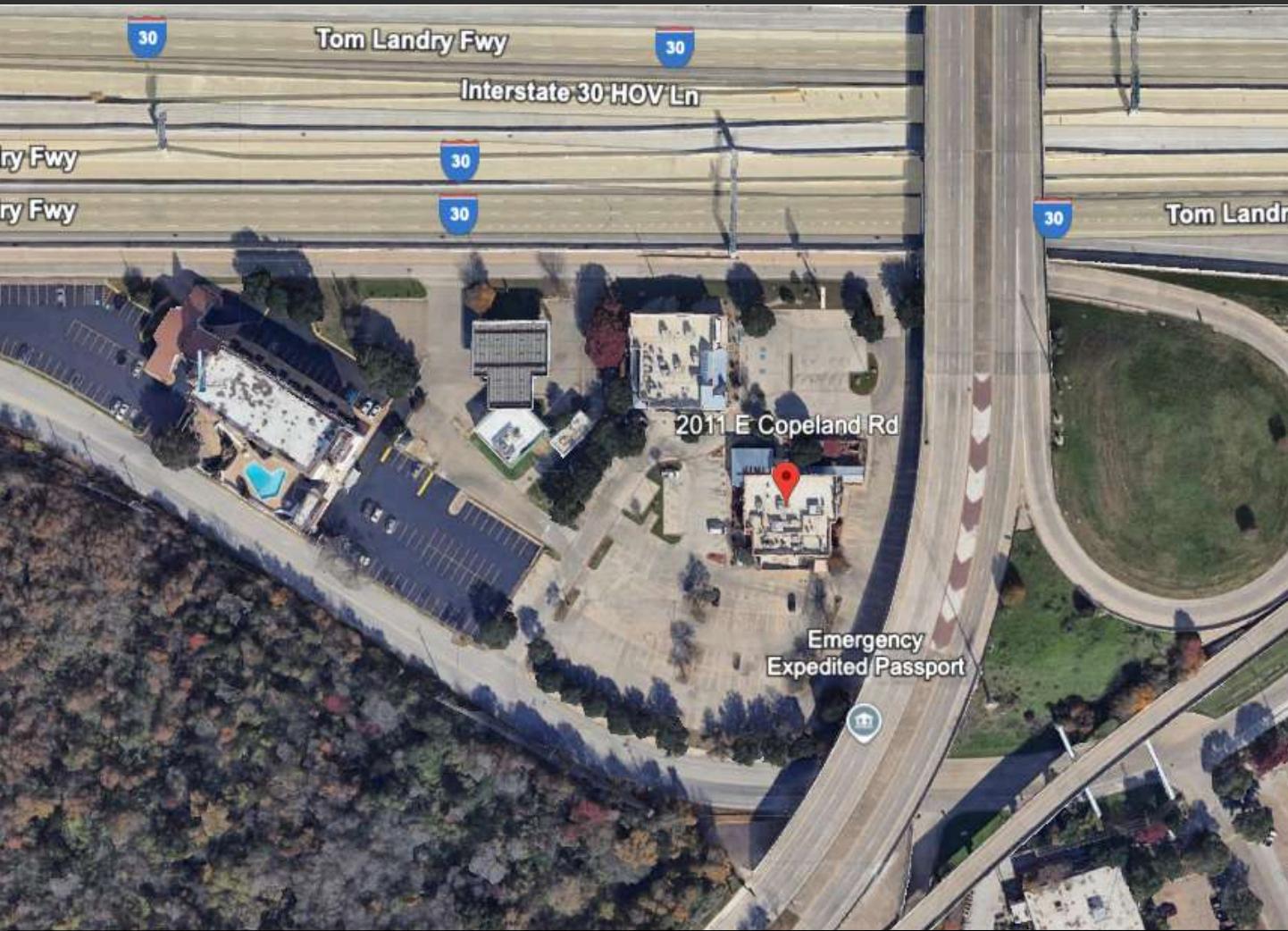
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2011

E COPELAND RD
ARLINGTON, TX

BARBARA MONTERO

CRE ADVISOR

954-404-2829

barbara@porosoff.com



**1.32 Acre
Lot**



6,895 SF
Gross Bldg. Area



**Signage &
Exposure on
I-30**

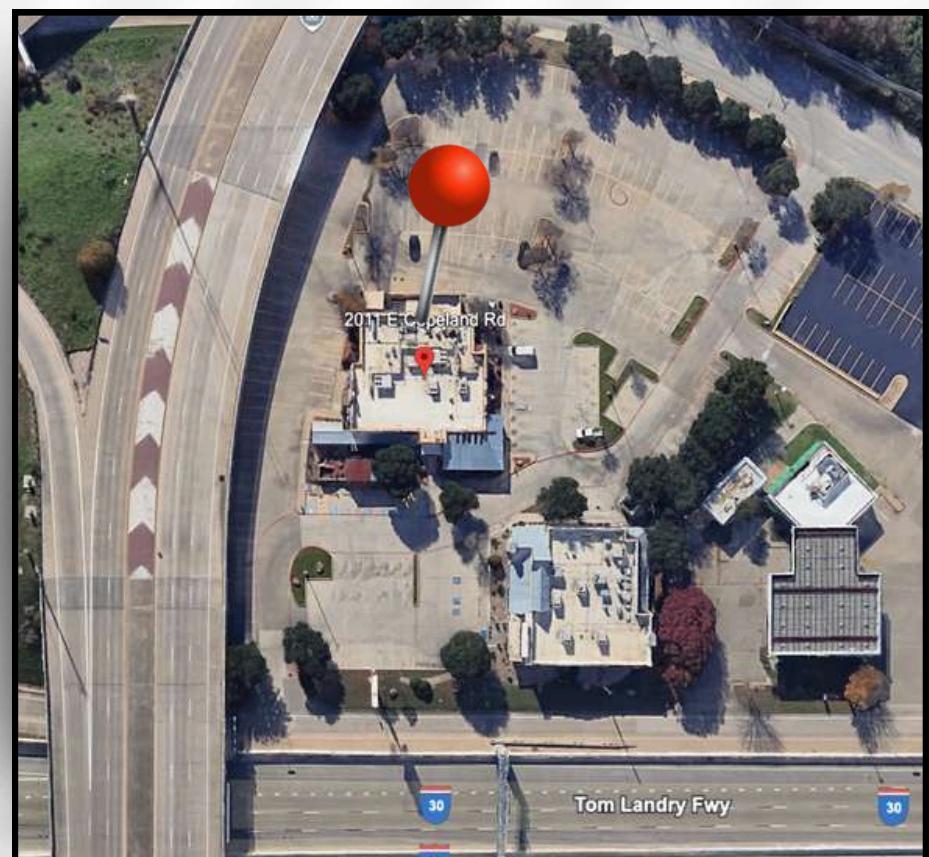


**Second-Gen
Restaurant**

PROPERTY SUMMARY

Property Address	2011 E Copeland Rd Arlington, TX
Gross Leasable Area	6,895 SF
Lot Size	1.32 AC / 57,499 SF
Year Built	1997
Parking	257 Spaces / 10 per 1,000 SF
Second Generation Restaurant	

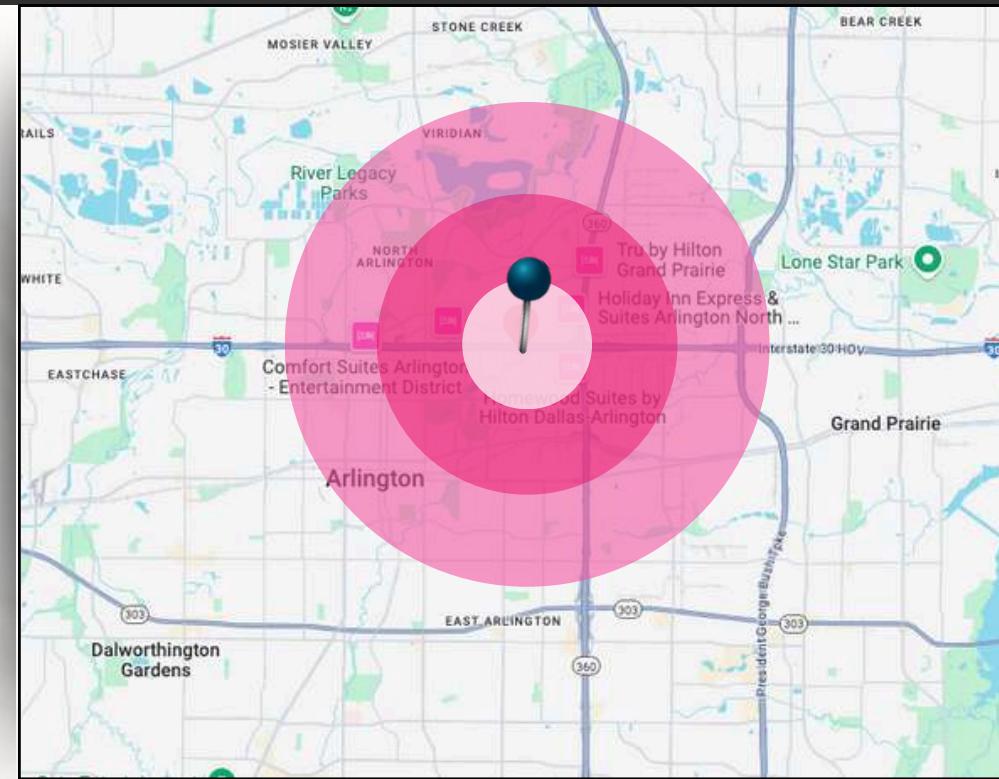
- High Exposure on Interstate 30
- 1 Mile away from Six Flags theme park
- 1.5 Miles from AT&T Stadium - Home to the Dallas Cowboys, and hosting FIFA World Cup games



DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2020 Population	8,301	115,629	275,112
2024 Population	8,411	120,913	281,481
2029 Population	8,889	127,507	294,647
Avg. Household Income	\$69,295	\$68,387	\$71,238
Median Household Income	\$54,351	\$48,755	\$51,460



TRAFFIC



DAYTIME EMPLOYMENT



Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	17,973	1,226	15	63,658	6,028	11	118,723	12,145	10
Trade, Transportation & Utilities	2,756	134	21	11,525	1,084	11	27,109	2,228	12
Information	311	26	12	1,321	109	12	2,160	219	10
Financial Activities	1,107	210	5	4,277	863	5	7,996	1,672	5
Professional & Business Services	2,798	332	8	10,526	1,079	10	17,402	1,948	9
Education & Health Services	2,362	261	9	12,466	1,513	8	25,873	3,000	9
Leisure & Hospitality	6,664	132	50	12,180	557	22	18,890	1,146	16
Other Services	1,383	120	12	4,251	703	6	9,190	1,729	5
Public Administration	592	11	54	7,112	120	59	10,103	203	50
Goods-Producing Industries	1,532	111	14	14,069	673	21	25,533	1,378	19
Natural Resources & Mining	17	5	3	49	12	4	79	19	4
Construction	993	69	14	3,990	358	11	7,993	773	10
Manufacturing	522	37	14	10,030	303	33	17,461	586	30
Total	19,505	1,337	15	77,727	6,701	12	144,256	13,523	11

AVERAGE HOUSEHOLD SPENDING

Consumer Spending Details										2024	2029
Radius	1 mile			3 miles			5 miles				
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita		
▼ Expand All	\$5,318,546	\$1,287	\$630	\$70,146,049	\$1,432	\$580	\$162,818,332	\$1,510	\$578		
▼ Apparel	\$14,182,443	\$3,433	\$1,680	\$168,893,317	\$3,447	\$1,397	\$392,933,841	\$3,645	\$1,396		
▼ Entertainment, Hobbies & P...	\$27,251,883	\$6,597	\$3,229	\$340,103,226	\$6,941	\$2,813	\$783,202,827	\$7,265	\$2,782		
▼ Food & Alcohol	\$13,984,670	\$3,385	\$1,657	\$169,852,513	\$3,467	\$1,405	\$400,349,254	\$3,714	\$1,422		
▼ Household	\$24,550,992	\$5,943	\$2,909	\$315,601,164	\$6,441	\$2,610	\$747,126,331	\$6,930	\$2,654		
▼ Transportation & Maintenance	\$3,877,268	\$939	\$459	\$48,763,026	\$995	\$403	\$116,564,216	\$1,081	\$414		
▼ Health Care	\$4,915,078	\$1,190	\$582	\$62,311,641	\$1,272	\$515	\$146,091,735	\$1,355	\$519		
Total Specified Consumer S...	\$94,080,880	\$22,774	\$11,146	\$1,175,670,936	\$23,994	\$9,723	\$2,749,086,536	\$25,500	\$9,767		

