

ABBEEVILLE SQUARE

3295 S. COOPER STREET | ARLINGTON, TX 76015



FOR LEASE

- Just north of The Parks Mall in the heart of Arlington
- High traffic counts
- Easy access to major highways
- Abundant parking

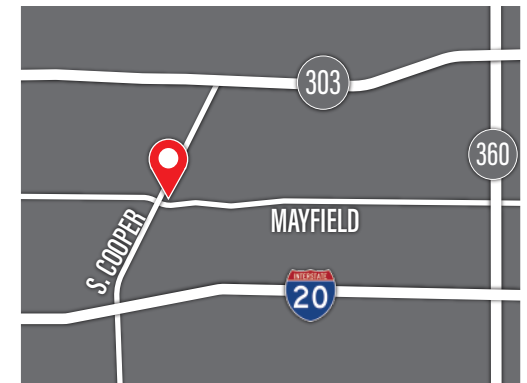
GLA
27,499 SF

AVAILABILITY
4,166 SF

PRICING
\$16 PSF
\$5.75 PSF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,396	130,097	347,225
Average HH Income	\$73,834	\$76,844	\$81,182
Households	5,257	47,265	121,812
Daytime Population	14,801	54,703	130,209

**2022 Costar Estimates*



FOR MORE INFORMATION, PLEASE CONTACT

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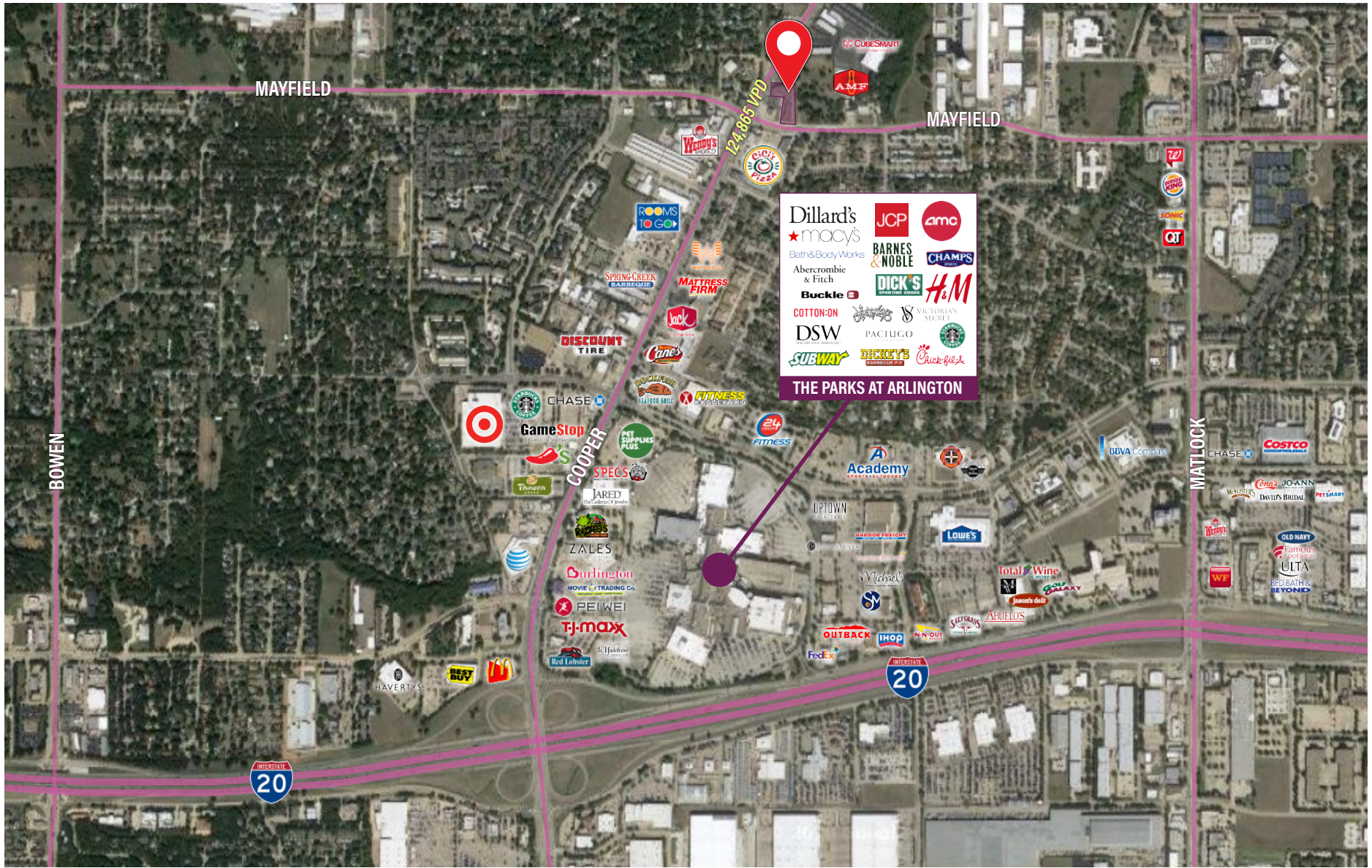


SUITE	TENANT	SF
101	ARLINGTON URGENT CARE	3,921
107	ATLAS CREDIT	1,500
119	ARLINGTON NEPHROLOGY	4,000
121	AVAILABLE	4,166
127	REALIGN CHIROPRACTIC	2,340
131	YD KIM KARATE	1,500
133	ALLIANCE PERSONNEL STAFFING	2,800
137	PRN UNIFORMS	6,200



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