

RETAIL FOR LEASE

COPPELL CORNER

773 South MacArthur Boulevard, Coppell, TX 75019



Vibrant Neighborhood Center
Synergic Tenant Mix
Easy Access to East 35, PGBT, SRT 121 & 635
Over 53,000 Vehicle per Day on MacArthur & Belt Line

| | |
|----------------|--|
| AVAILABLE SF | 1,800-3,500 SF |
| LEASE RATE | \$16.00 - \$20.00 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 |
| Accpancy | 94.51% |

Midway Mills Crossing 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
- Mintt Rest.
- Mua Sushi
- Pan Acean Rest.
- Riverchase Dental Care



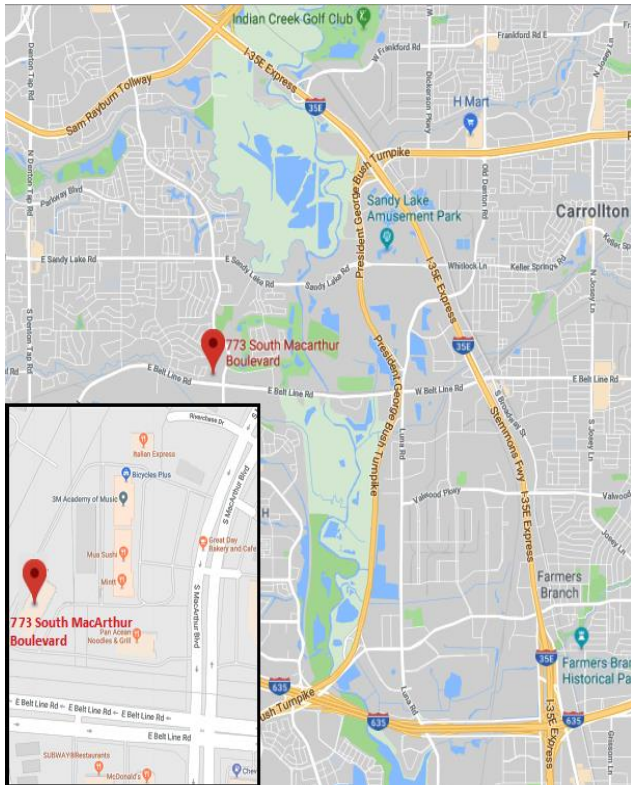
KW COMMERCIAL
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 Coppell, TX 75019

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PROPERTY HIGHLIGHTS :

- Premier Location
- Affluent and High Growth Area
- Central Location with Easy Access to 635, SH 121, E 35, PGBT
- High Traffic Counts
- Synergic Tenant Mix
- Expeditional Demographics
- Near Sypress 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 Belt Rail 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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