

# 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

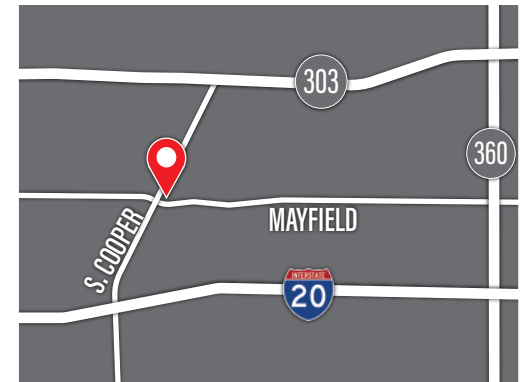
GLA  
27,499 SF

AVAILABILITY  
1,600 - 2,440 SF

PRICING  
\$16.00 PSF  
\$5.57 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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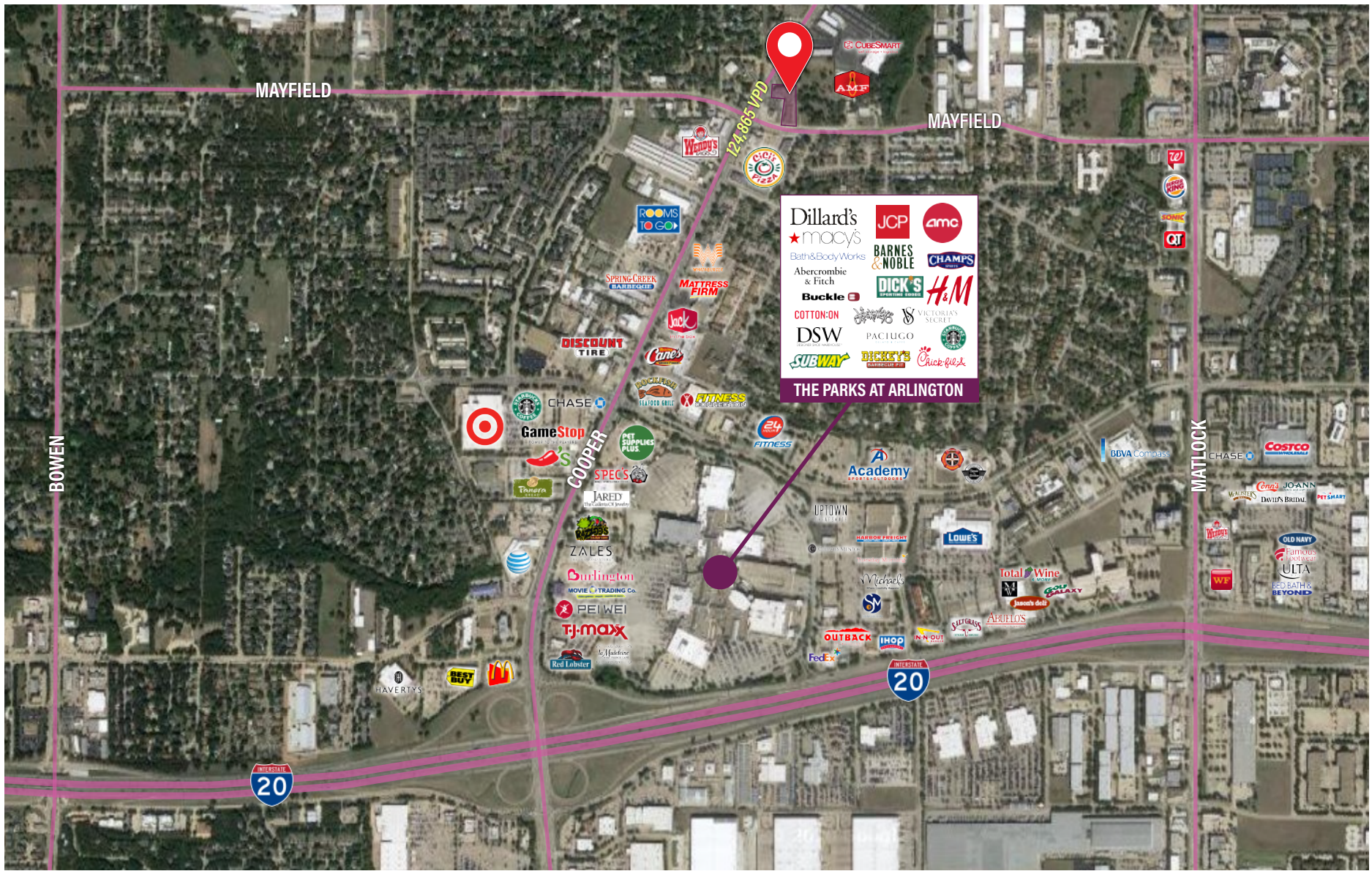
SUITE	TENANT	SF
101	ARLINGTON URGENT CARE	3,921
107	ATLAS CREDIT	1,500
119	ARLINGTON NEPHROLOGY	4,000
121	APPLIANCES 4 LESS	4,613
127	AVAILABLE	2,440
131	YD KIM KARATE	2,440
133	AVAILABLE	1,600
135	ALLIANCE PERSONNEL STAFFING	1,200
137 - 145	PRN UNIFORMS	7,625





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