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# FOR LEASE

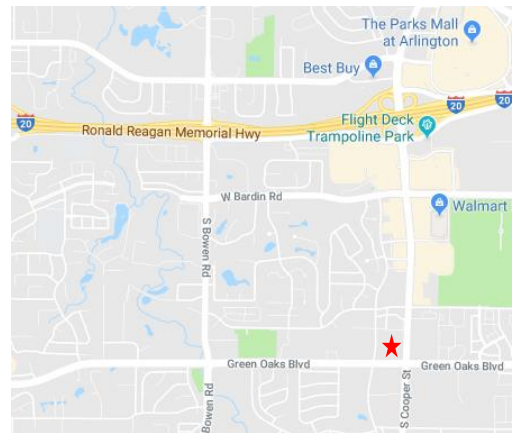
## Cooper Oaks Shopping Center Arlington, Texas



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

**Building Area:** 17,925 sf

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2021 Population	14,500	111,000	315,000
2021 Median HH Income	\$72,000	\$77,000	\$73,000



**Tenants:**



**Neighboring  
Tenants:**



**CONTACT**

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Shopping Center  
Arlington, Texas**



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**Cooper Oaks  
Shopping Center  
NOW LEASING!**

Web Address: [merritt-capital.com](http://merritt-capital.com)

<b><u>BUILDING SIZE:</u></b>	17,925 sf
<b><u>RATE:</u></b>	\$18-19 per square foot
<b><u>EXPENSES:</u></b>	Taxes: \$ 4.24
	Insurance: \$ 0.64
	<u>CAM:</u> \$ 3.63
	Triple Nets: \$8.52 per square foot

<b><u>TENANTS:</u></b>	<b>89% Leased</b>
	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 (divisible)
	TGBlessing Vietnamese Restaurant- 2,410 sf
	Scissor Cuts- 1,700 sf
	Donut Palace- 1,050 sf
	Dr. Flannagan, DDS- 2,470 sf



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				<b>BB.Q Chicken &amp; Beer Suite 101 2,500 SF</b>
				<b>Designs Nail Bar Suite 109 1,215 SF</b>
				<b>Bricks &amp; Minifigs Suite 119 2,555 SF</b>
<b>Dr. Gene Flannagan, DDS Suite 169 2,470 SF</b>	<b>Donut Palace Suite 161 1,050 SF</b>	<b>Scissor Cuts Suite 157 1,700 SF</b>	<b>TGBlessing Vietnamese Restaurant Suite 149 2,410 SF</b>	<b>VACANT Suite 129 1,979 SF</b>
				<b>ATI Physical Therapy Suite 139 2,046 SF</b>