

# Retail ★ LEASE

LanCarteCRE.com

5701 SW GREEN OAKS BLVD, ARLINGTON, TEXAS 76017



Brittany Doyle CCIM  
806-206-0290  
bdoyle@lancartecre.com

Lindsey Shelley  
713-816-5403  
lshelley@lancartecre.com



## Retail ★ LEASE

5701 SW GREEN OAKS BLVD

LanCarteCRE.com



### PROPERTY FEATURES

- Inline space available: 1,200 – 7,769 SF
- 30,500 SF pad site available for ground lease (call for pricing)
- Hard-corner location with two signalized intersections
- Excellent visibility and easy access to I-20 and Green Oaks Blvd
- Anchored by Burlington with strong national co-tenancy
- Surrounded by dense residential neighborhoods with above-average incomes
- Flexible suite sizes to accommodate a variety of retail, restaurant, or service users

### LEASE RATE

**\$20.00** /SF + NNN (EST \$5.43)

### LOCATION OVERVIEW

Overland Stage Shopping Center offers a prime retail location just south of I-20, providing convenient access for regional traffic. The property benefits from frontage along Green Oaks Blvd and sits on a hard corner with multiple signalized intersections, ensuring high visibility and smooth ingress/egress.

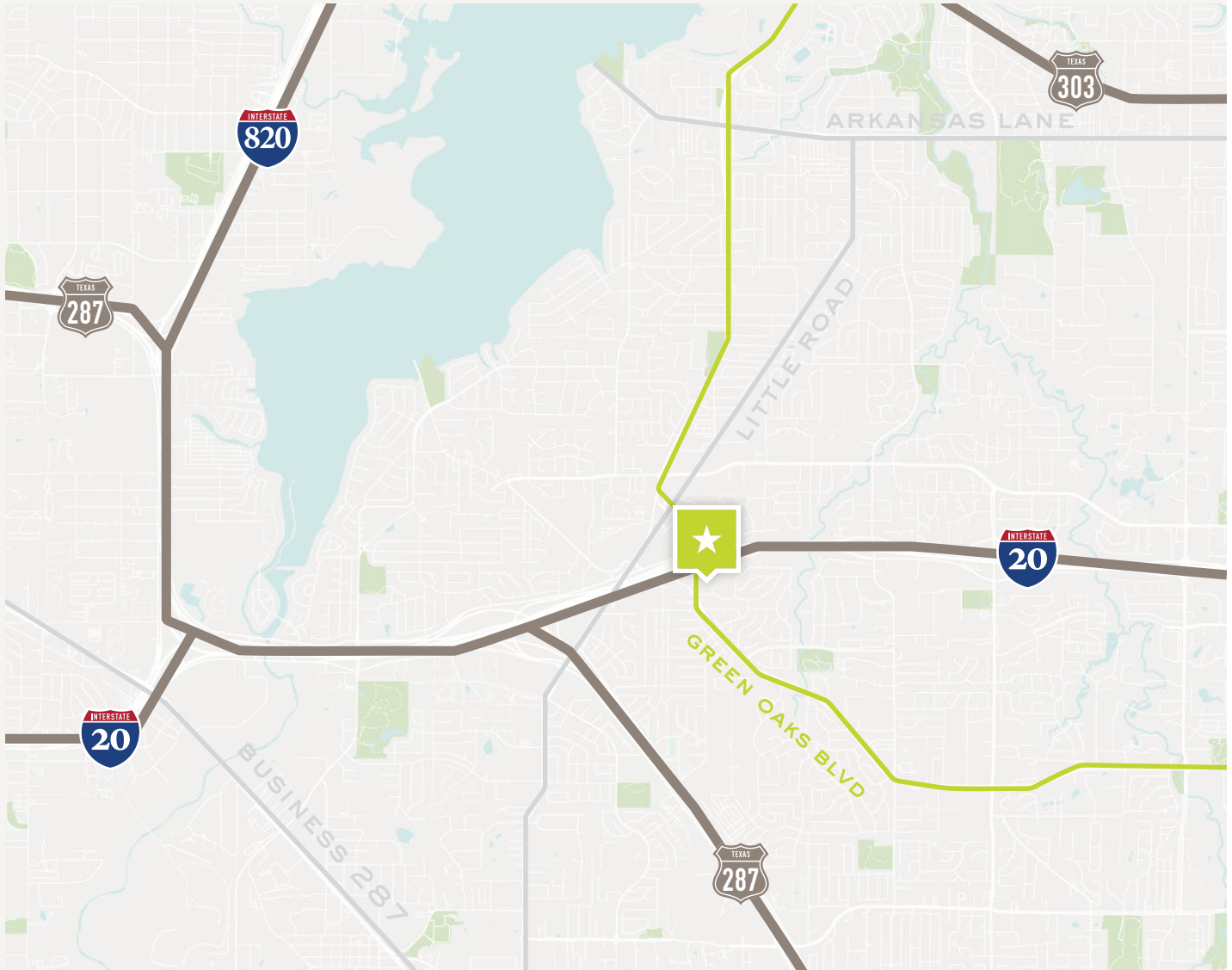
The center is anchored by Burlington, alongside other established retailers, creating steady customer traffic and cross-shopping opportunities for new tenants. Flexible suite sizes are available, from small-format spaces (1,200 SF) to larger footprints (7,769 SF), plus a 30,500 SF pad site ideal for freestanding users.

Surrounded by dense residential neighborhoods and complementary commercial uses, the center enjoys a strong local customer base as well as commuter traffic from I-20. The combination of visibility, access, and anchor tenancy makes Overland Stage Shopping Center a compelling opportunity for retailers, restaurants, and service users seeking growth in Arlington.

## Retail ★ LEASE

5701 SW GREEN OAKS BLVD

LanCarteCRE.com





## Retail ★ LEASE

5701 SW GREEN OAKS BLVD

LanCarteCRE.com



### DEMOGRAPHICS

Arlington, Texas has about 400,000 residents, is quite diverse (roughly 35% White non-Hispanic, 31% Hispanic or Latino, 22% Black, 8% Asian) and has a relatively young median age in the low 30s.

2020  
POPULATION

**84.9K**

AVERAGE HH  
INCOME

**\$105K**

DAYTIME  
POPULATION

**73.3K**



# Retail ★ LEASE

5701 SW GREEN OAKS BLVD

LanCarteCRE.com

## LOCAL BUSINESSES



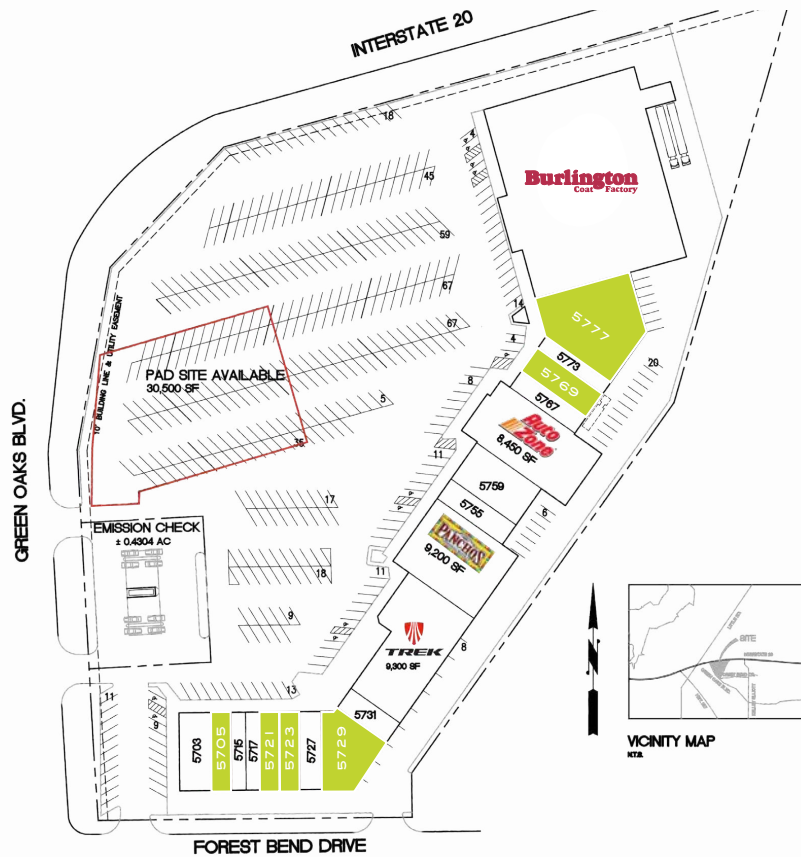


## Retail ★ LEASE

5701 SW GREEN OAKS BLVD

LanCarteCRE.com

### AVAILABILITY MAP



#### Suite

5703

5705

5715

5717

5721

5723

5727

5729

5731

5739

5751

5755

5759

5763

5767

5769

5773

5777

5781

#### Tenant

Rental Stop

**1,600 SF AVAILABLE**

Wonderful Donuts

Colopy Chiropractic

**1,200 SF AVAILABLE**

**2,000 SF AVAILABLE**

Le Salon

**3,902 SF AVAILABLE**

Corporate Financial Services

TREK Bikes

Pancho's Mexican Buffet

Brown Baking X3

Dog Wash

AutoZone

Paul's Cruises

**2,340 SF AVAILABLE**

Best Nails

**7,769 AVAILABLE**

Burlington

**±30,500 SF PAD SITE AVAILABLE**





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

**Brittany Doyle CCIM**

806-206-0290 | [bdoyle@lancartecre.com](mailto:bdoyle@lancartecre.com)

**Lindsey Shelley**

713-816-5403 | [lsheley@lancartecre.com](mailto:lsheley@lancartecre.com)

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.