

PARK PLAZA SHOPPING CENTER

ARLINGTON, TX | SWC & SEC OF PARK ROW DR. & NEW YORK AVE.



FOR LEASE

HIGHLIGHTS

230,000SF center in a densely populated intersection in Arlington covering the entire SE and SW corners of Park Row and New York Avenue. Diverse demographics with over 160,000 people and 52,000 households within 3 miles. Minutes away from University of Texas at Arlington with a student base of over 32,000. Conveniently located within the NWQ of I20 and Highway 360. Join neighboring tenants Elrod's Grocery, O'Reily Auto Parts, El Rancho Supermercado, USPS, and Texas Health & Human Services.

Motivated landlord with generous TI available. Bring us a deal!

ADDRESS

1502 - 1655 New York Ave
Arlington, TX 76010

GLA

238,283 SF

LEASE RATE

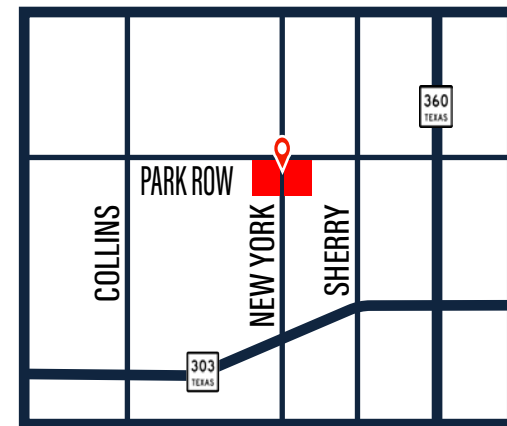
Call For Rates
\$2.15 PSF NNN

AVAILABILITY

1,872 - 17,064 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 Population	31,754	152,753	364,579
2018 Average HH Income	\$47,210	\$51,427	\$64,485



FOR MORE INFORMATION, PLEASE CONTACT

TROY MORGAN, CCIM
214 466 1543
TROY@STRUCTURECOMMERCIAL.COM

QUYEN NGUYEN
214 466 1542
QUYEN@STRUCTURECOMMERCIAL.COM

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SWQ

1504	AI UNITED	1,500 SF
1506	HOLE NEW DIMENSION	2,000 SF
1508	NEW YORK CLEANERS	2,000 SF
1510	OCEAN CHINESE SEAFOOD	4,250 SF
1524	LAS VAQUERAS RESTAURANT	3,146 SF
1540	TEXAS COMPTROLLER	24,875 SF
1604	SOUTH TEXAS DENTAL	8,410 SF
1608A	HAIR SALON	2,268 SF
1608B	AVAILABLE	1,872 SF
1610	NUTRITIONAL PRODUCTS OF TX	1,600 SF
1634	LA PULLITA POLLOS A LA LENA	1,800 SF
1660	ARLINGTON AUTO CARE	7,586 SF
1808	TASTEE-ICE	450 SF
1828A	H&R BLOCK	2,624 SF
1828B	US POSTAL SERVICE	4,480 SF
1830A	AMERICAN TRANSFERS INC	1,220 SF
1830B	HAIR 200	834 SF

SEQ

1507	METRO BY-T-MOBILE	1,523 SF
1509	ICE CREAM SHOP	1,600 SF
1511	O'REILLY AUTO PARTS	2,000 SF
1511B	ALAMO BALLROOM	6,800 SF
1513	RICH & FAMOUS HAIRCUTS	900 SF
1517	PTL RODEO	2,825 SF
1519	TOMASITA'S FORMAL WEAR	1,200 SF
1521	YOLAN'S SALON DE BELLEZA	1,167 SF
1523	ARAMEX INSURANCE	1,200 SF
1525	DOLLAR GENERAL	7,586 SF
1653	OH DONUTS!	1,200 SF
1601	BILLARES MI TIERRA	3,000 SF
1605	PLAZA PUB	2,000 SF
1609	AVAILABLE	8,880 SF
1611	MI FIESTA	1,450 SF
1615	LUCY'S SALON DE BELLEZA	950 SF
1621	EL JACALITO	2,473 SF
1623	AVAILABLE	2,880 SF
1625	LUCY'S DANCE FIT	2,880 SF
1627	BOTAS HERRERA	1,550 SF
1629	FURNITURE MART	12,000 SF
1631	RAPITOS TIRE	1,200 SF
1633	BETTY'S SAON DE BELLEZA	1,400 SF
1635	AVAILABLE	5,800 SF
1645	AVAILABLE	17,064 SF
1651	WASH WORLD	7,980 SF
1655	ELROD'S COST PLUS	47,260 SF
1950	DOC HOLIDAY'S PAWN	7,120 SF

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date