



EMERGE COMMERCIAL

Retail Leasing & Investment Sales

PARK ROW SHOPPING CENTER

FOR LEASE

1700 W Park Row Dr · Arlington, TX 76013

Armaan Punjwani 817.946.3735 punjwaniarmaan002@gmail.com

Emerge Commercial LLC | Hurst, TX 76054

Park Row Shopping Center

EMERGE COMMERCIAL

Commercial Real Estate

For Lease

1700 W Park Row Dr, Arlington, TX 76013

PROPERTY HIGHLIGHTS

- Hard corner of W Park Row Dr & Jones St
- 2nd gen restaurant — all equipment remains
- White box / shell space with TI available
- Pylon sign & storefront signage included
- Near UT Arlington (27,000+ students)
- 10-15 min from AT&T Stadium & Globe Life
- Dense residential + student housing market
- Ace Hardware anchor across the street

DEMOGRAPHICS (2025 EST.)

	1 MILE	3 MILES	5 MILES
Total Population	~22,000	~135,000	~310,000
Total Households	~8,000	~50,000	~115,000
Avg. HH Income	\$48,000	\$58,000	\$72,000

*Estimated. Confirm with CoStar.

TRAFFIC COUNTS

W Park Row Dr	~20,000 VPD
Jones Dr	~5,000 VPD



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lease Type:	NNN
Available SF:	1,450 SF – 3,990 SF (5,440 SF Total)
Building Size:	12,566 SF
Year Built:	1985
Parking:	85 Spaces

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

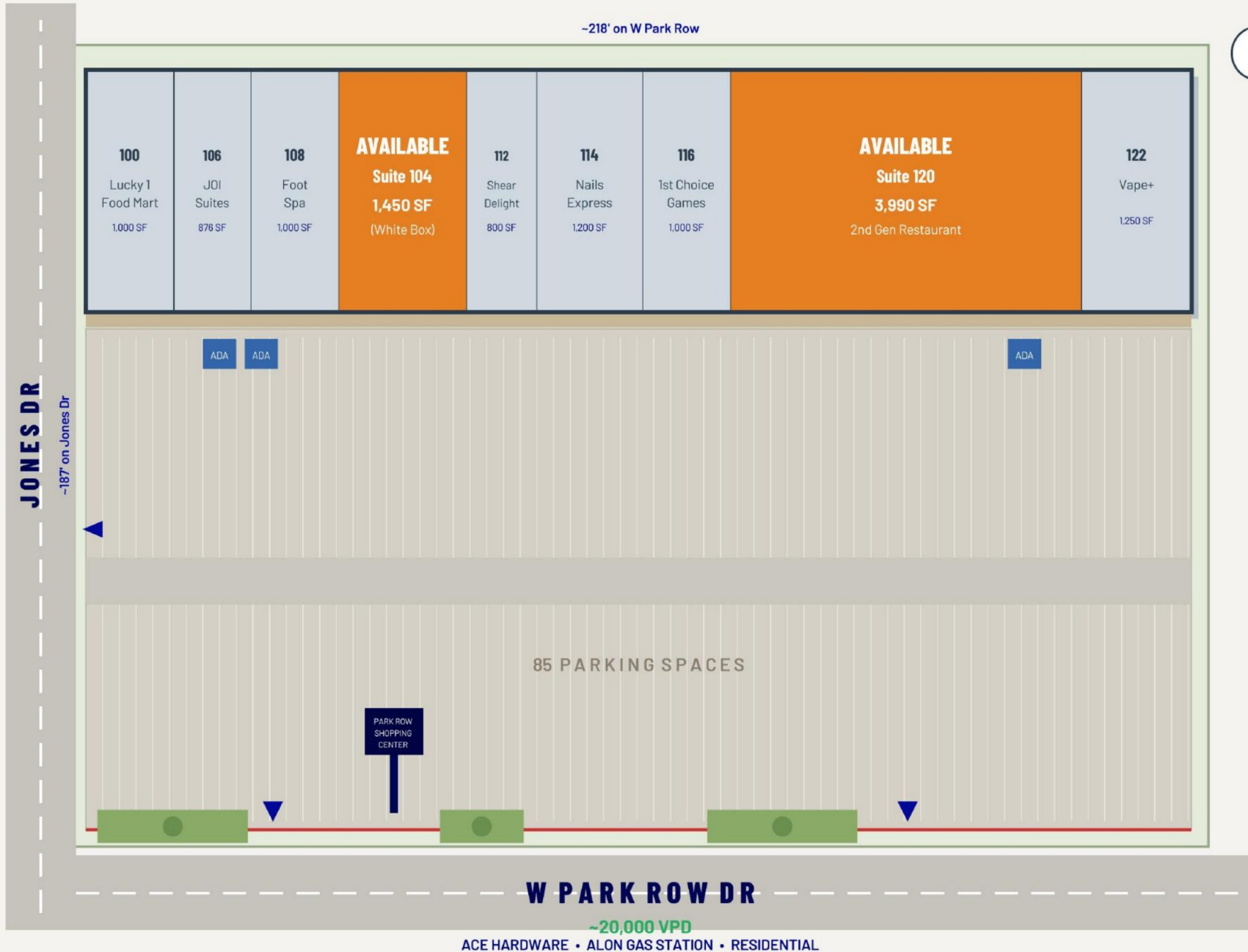
Hurst, TX 76054 | emergecre.com

PARK ROW SHOPPING CENTER

1700 W Park Row Dr · Arlington, TX 76013 · 12,566 SF GLA

PROPERTY SITE PLAN

Emerge Commercial LLC · Armaan Punjwani · 817.946.3735



Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate



ARMAAN PUNJWANI

817.946.3735 | punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

FEATURED SPACE — SUITE 120

3,990 SF

Size

Call for Pricing

Rate

NNN

Lease Type



SPACE DESCRIPTION

Turnkey 2nd generation restaurant space formerly occupied by Mahogany's Chophouse Burgers. All kitchen equipment remains in place — ready for immediate occupancy with minimal build-out. Open floor plan with bar and dining areas already configured.

SPACE HIGHLIGHTS

- All kitchen equipment remains — turnkey, ready for occupancy
- 11-ft vent hood + 8-ft vent hood installed
- Walk-in cooler on-site
- Built-out bar with seating area
- 2-compartment sink + 3 hand-washing sinks
- 3 restrooms
- Grease trap in place — saves \$15K–\$25K in build-out costs
- Open floor plan with dining room seating already configured
- Pylon sign and storefront signage available

IDEAL FOR: Full-Service Restaurant • Bar & Grill • Fast Casual • Pizzeria

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (1 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior



Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 | punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

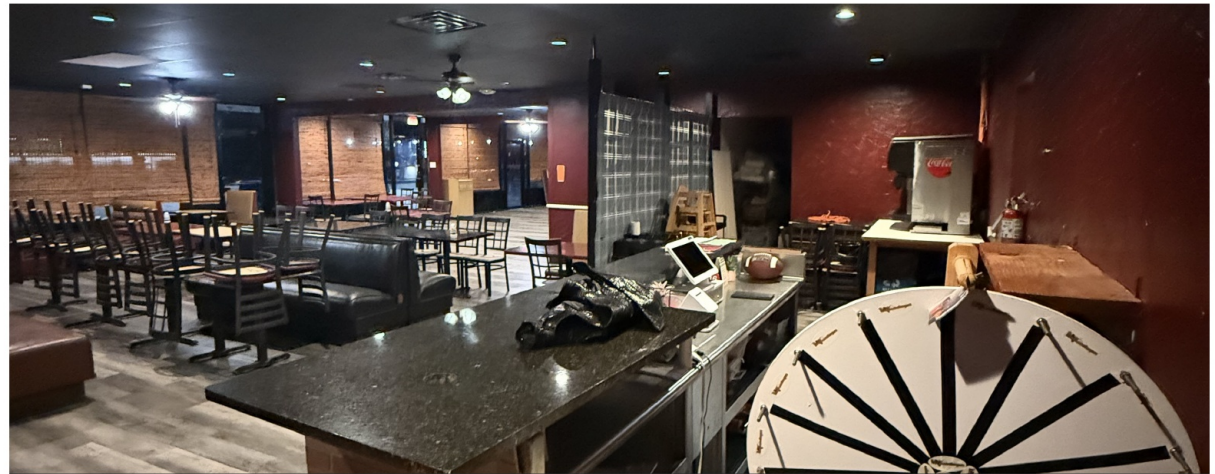
EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (2 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior



Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (3 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior



Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (4 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior



Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (5 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior



Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com

Park Row Shopping Center

For Lease

1700 W Park Row Dr, Arlington, TX 76013

EMERGE COMMERCIAL

Commercial Real Estate

INTERIOR PHOTOS — Suite 120 | 3,990 SF | Turnkey Restaurant (6 of 6)



Suite 120 — 3,990 SF | 2nd Gen Restaurant Space



Suite 120 — Interior

Suite 120 — Interior

ARMAAN PUNJWANI

817.946.3735 | punjwaniarmaan002@gmail.com

EMERGE COMMERCIAL

Hurst, TX 76054 | emergecre.com