

SUBLETT CORNERS

5900-5912 S COOPER ST
ARLINGTON, TEXAS 76017

FOR LEASE



COLONIAL
COMMERCIAL REAL ESTATE LLC

All of the information contained has been obtained from sources deemed reliable, no representations or warranty is made to the accuracy thereof. Flyer lasted updated 11.12.25

*for more information,
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AVAILABLE:

SUITE 106- 5,600 SF

SUITE 108- 1,360 SF

SUITE 116- 2,030 SF

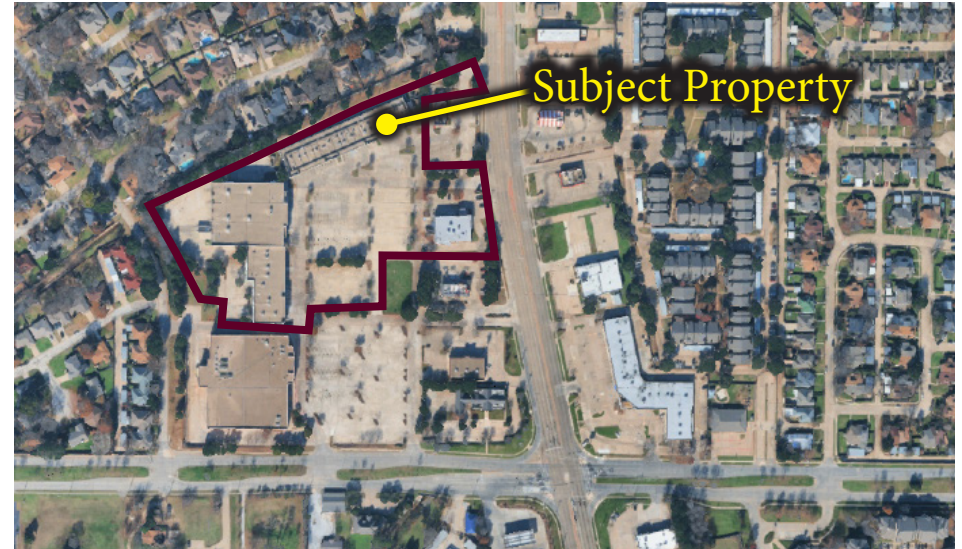
PROPERTY DESCRIPTION:

Sublett Corners is a vibrant shopping center located along S. Cooper Street, one of Arlington's busiest retail corridors. Anchored by Crunch Fitness and shadow anchored by Albertsons, the center benefits from strong regional draws and consistent foot traffic. A mix of national and regional tenants provides stability and daily customer visits. Two prime retail spaces now available: 1,360 SF and 2,030 SF. Highly visible center positioned along S. Cooper Street (major retail artery) Excellent signage and access along Sublett Road and Cooper Street.

AMENITIES:

- Dedicated Turn Lane
- Monument Signage Available
- Grocery Store Anchored
- Great tenant mix including (Crunch Fitness & Fuzzy's Tacos)
- Ample parking
- Strong traffic counts

AREA ATTRACTIONS:



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 POPULATION	19,209	110,905	300,660
2024 AVERAGE HOUSEHOLD INCOME	\$101,774	\$103,829	\$99,573
2024 TOTAL HOUSEHOLDS	6,503	37,506	103,290

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AVAILABLE SPACES

SUITE	OCCUPANCY	SQ. FT
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5904 S COOPER ST

100	Fuzzy's Taco	3,584
102	Wei Wei Massage	1,119
104	P.A.S.S	1,400
106	Supercuts	1,400
108	AVAILABLE	1,360
110	Smoke N Ash	3,640
116	AVAILABLE	2,030
120	Fresh Monkee	1,400
122	Plato's Closet	4,940
128	H&R Block	1,750
130	Nails USA	2,250
131	American Shaman	1,250

5906 S COOPER ST

Crunch Fitness	34,000
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5908 S COOPER ST

100	Cato	4,500
102	Dollar Tree	8,760
106	AVAILABLE	5,600

5912 S COOPER ST

Prime Care	6,000
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Information About Brokerage Services

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

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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 counteroffer 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 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' consent, license 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.

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N/A		N/A	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jane Tapper	645480		
Sales Agent/Associate's Name		Email	

Date