

Polycrest Shopping Center

5975 S. Cooper Street | Arlington, TX 76017

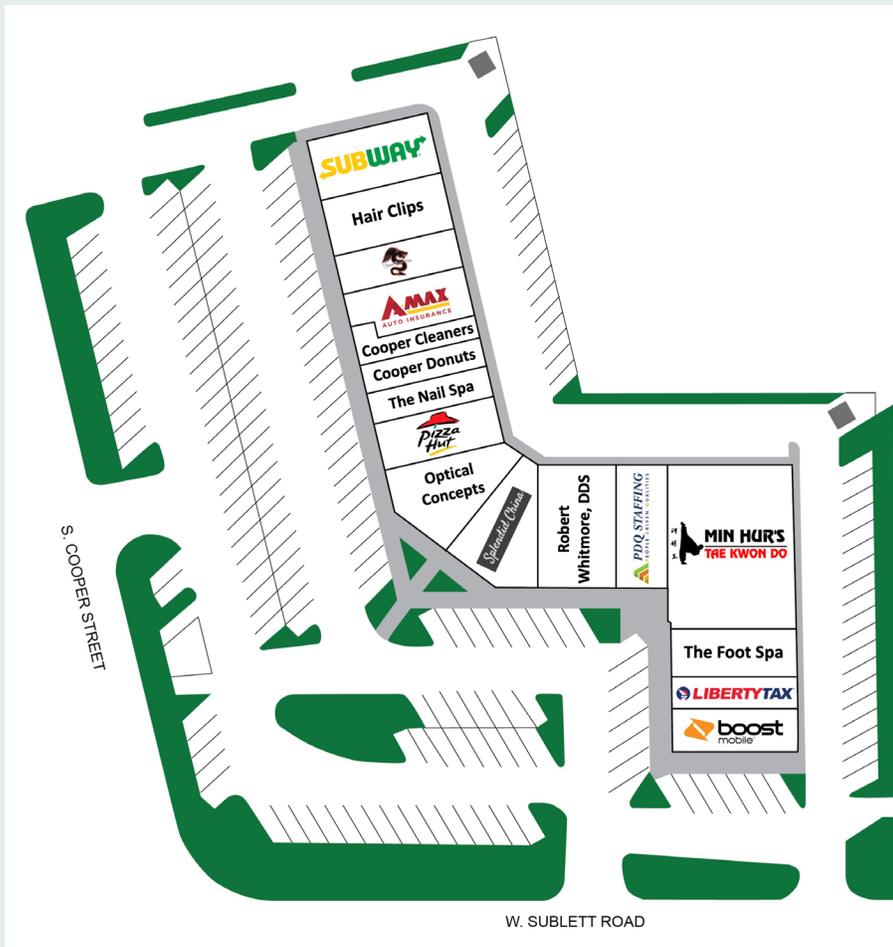
Polycrest Shopping Center is a vibrant, well-located, highly visible retail center at the northeast corner of South Cooper Street and Sublett Road in south Arlington just north of Mansfield. The center is approximately 1.7 miles south of IH 20.

Polycrest is home to retail, restaurant, medical and financial services tenants including a pizza restaurant, a Chinese restaurant, donut shop, cleaners, optometrist, dentist and tax service. Area neighbors include Albertsons, Costco, Home Depot, Best Buy, Ross Dress for Less, Kroger and Office Max.

This shopping center has been fully leased for the past 15 years. A rare, highly visible end cap restaurant space is now available for lease.



DEMOGRAPHICS	1-mi Radius	3-mi Radius	5-mi Radius
2021 Population	21,141	116,906	298,180
2021 Households	7,073	39,085	102,217
2021 Average Household Income	\$94,215	\$100,053	\$96,009
2021 Per Capita Income	\$30,655	\$33,428	\$32,910



Suite	SF	Tenant
101	1,853	Subway
104	1,200	Hair Clips
105	1,850	Smokin Dragon Gifts
111	1,610	A-Max Insurance
113	852	Cooper Cleaners
115	1,031	Cooper Donuts
117	1,040	The Nail Spa
119	1,625	Pizza Hut
120	2,080	Optical Concepts
121	2,127	Splendid China Restaurant
125	2,605	Robert Whitmore, DDS
127A	1,690	PDQ Temporaries
127B	5,326	Min Hur's Taekwondo Center
131	1,664	The Foot Spa
133	1,300	Liberty Tax
135	1,437	Boost Mobile
	120	Plan Variance
	29,410	Total

The
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Polycrest Shopping Center
Suite 101
1850 Sq. Ft.

