



— 4601-4623 SOUTH COOPER STREET | ARLINGTON, TEXAS 76017

Cooper Street Plaza



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Neighborhood center strategically located on Cooper Street, just south of Interstate 20
- Anchored by Home Depot and shadow anchored by Walmart
- Excellent visibility and access

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|---|-----------|----------|
| 2022 Population | 8,962 | 119,091 | 338,622 |
| Daytime Population | 17,961 | 111,932 | 299,710 |
| Average Household Income | \$114,230 | \$100,531 | \$97,932 |
| Traffic Counts | I-20: 194,403 VPD S Cooper St: 53,958 VPD | | |

AREA RETAILERS

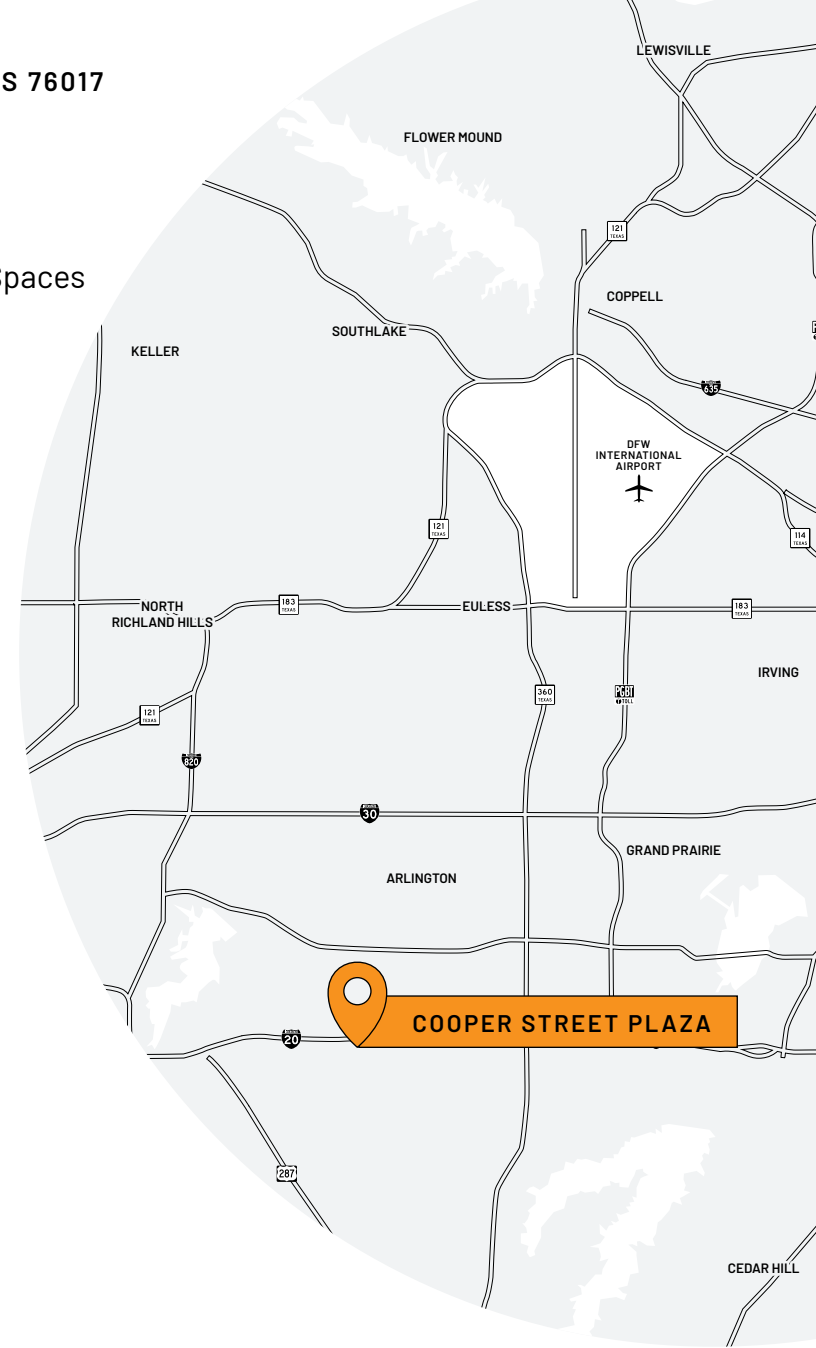


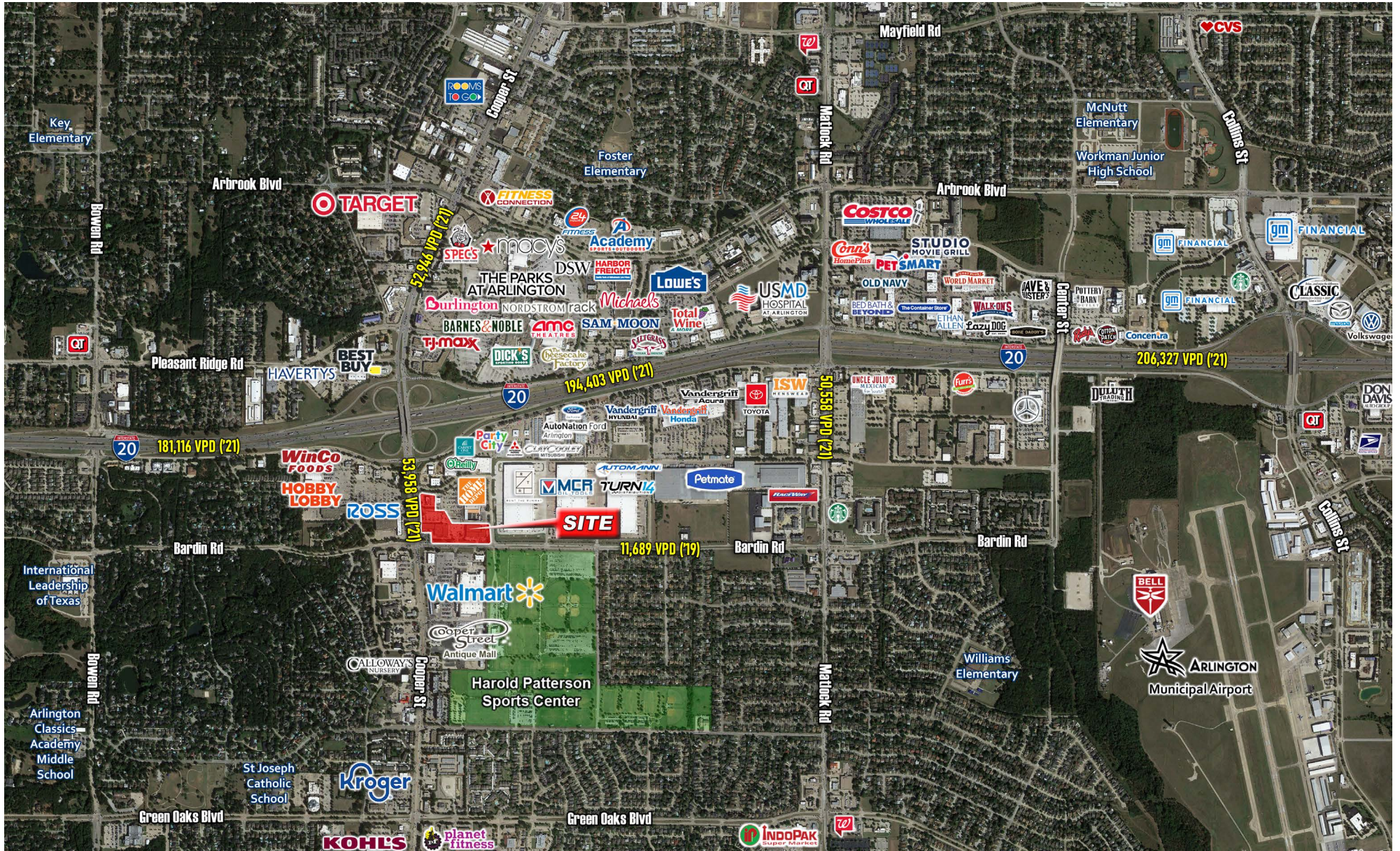
AVAILABILITY

1,728 SF & 2,000 SF In-Line Spaces

LEASE RATES

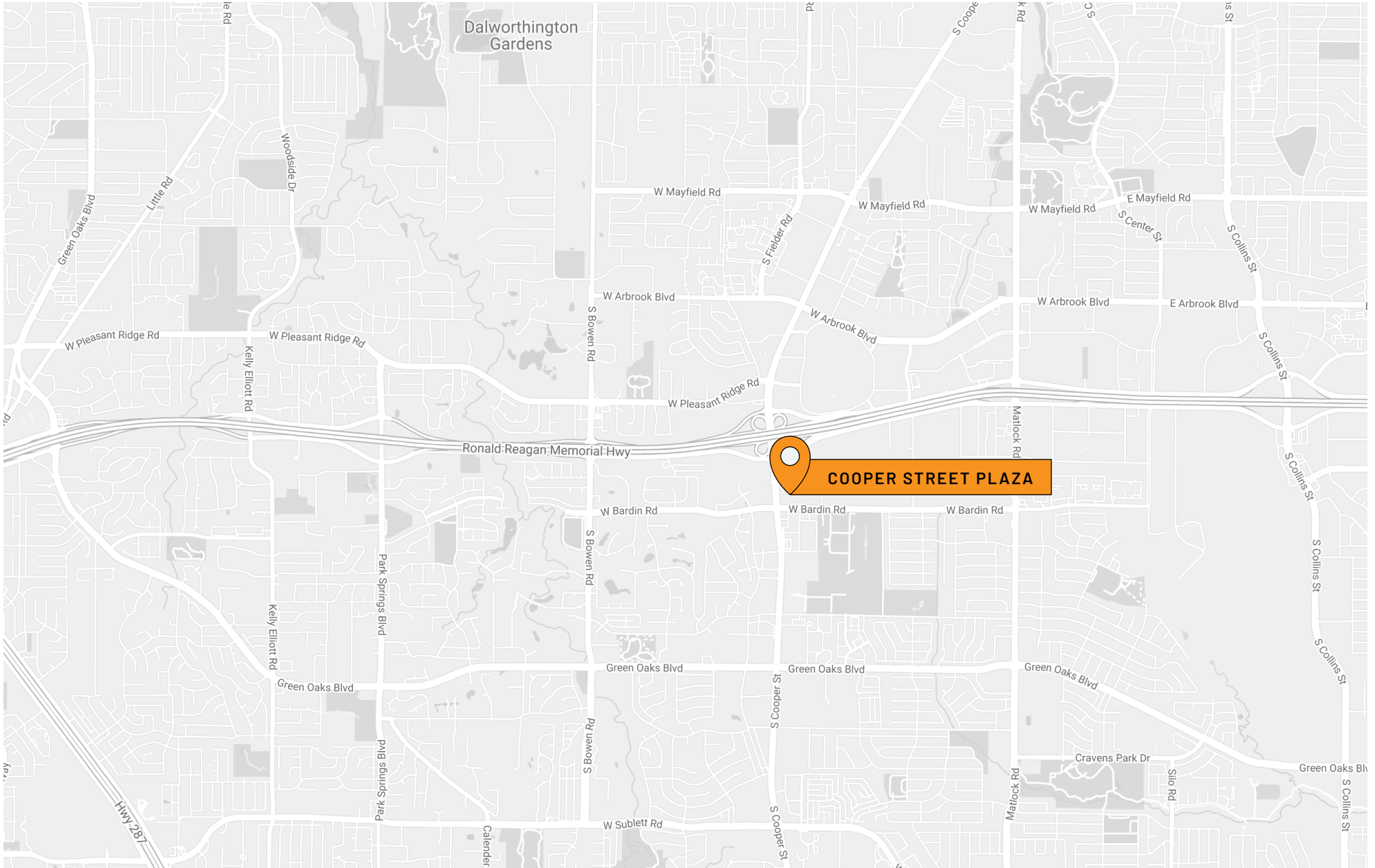
Please Call for Rates





| SUITE | TENANT |
|-------|----------------------------|
| 125 | Ninja Sushi |
| 129 | Slim 4 Life Weight Loss |
| 111 | Red Claws Crab Shack |
| 101 | Yoga Studio |
| 625 | K&G Menswear |
| 601 | Black Rifle Coffee Company |
| 619 | Office Max |
| 101A | AKS Tax |
| 105 | 1,728 SF Available |
| 109 | ProCuts |
| 115 | Star Nails |
| 119 | State Farm |
| 123 | UR Tailor |
| 127 | U Fix It |
| 131 | The UPS Store |
| 137 | 2,000 SF Available |
| 141 | RDA Promart |





| | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| POPULATION | | | |
| 2023 Estimated Population | 8,558 | 122,341 | 342,581 |
| 2028 Projected Population | 8,872 | 126,917 | 352,653 |
| 2020 Census Population | 8,540 | 120,431 | 338,120 |
| 2010 Census Population | 8,017 | 114,290 | 311,201 |
| Projected Annual Growth 2023 to 2028 | 0.7% | 0.7% | 0.6% |
| Historical Annual Growth 2010 to 2023 | 0.5% | 0.5% | 0.8% |
| 2023 Median Age | 38.5 | 35.0 | 34.0 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 3,510 | 44,295 | 121,267 |
| 2028 Projected Households | 3,781 | 47,783 | 129,432 |
| 2020 Census Households | 3,447 | 42,886 | 117,844 |
| 2010 Census Households | 3,088 | 40,859 | 109,473 |
| Projected Annual Growth 2023 to 2028 | 1.5% | 1.6% | 1.3% |
| Historical Annual Growth 2010 to 2023 | 1.0% | 0.6% | 0.8% |
| RACE AND ETHNICITY | | | |
| 2023 Estimated White | 50.3% | 45.3% | 42.9% |
| 2023 Estimated Black or African American | 21.4% | 23.6% | 23.4% |
| 2023 Estimated Asian or Pacific Islander | 6.5% | 7.8% | 9.5% |
| 2023 Estimated American Indian or Native Alaskan | 0.8% | 0.8% | 0.9% |
| 2023 Estimated Other Races | 21.0% | 22.5% | 23.3% |
| 2023 Estimated Hispanic | 24.9% | 27.1% | 28.4% |

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| INCOME | | | |
| 2023 Estimated Average Household Income | \$96,499 | \$103,783 | \$101,005 |
| 2023 Estimated Median Household Income | \$91,099 | \$83,741 | \$81,396 |
| 2023 Estimated Per Capita Income | \$39,576 | \$37,607 | \$35,840 |
| EDUCATION (AGE 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 6.7% | 6.5% | 6.5% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 4.5% | 5.8% | 6.9% |
| 2023 Estimated High School Graduate | 17.5% | 23.4% | 23.9% |
| 2023 Estimated Some College | 23.5% | 23.2% | 21.8% |
| 2023 Estimated Associates Degree Only | 7.7% | 7.7% | 8.4% |
| 2023 Estimated Bachelors Degree Only | 28.1% | 22.6% | 21.6% |
| 2023 Estimated Graduate Degree | 12.0% | 10.9% | 10.8% |
| BUSINESS | | | |
| 2023 Estimated Total Businesses | 1,030 | 5,882 | 14,322 |
| 2023 Estimated Total Employees | 11,173 | 47,410 | 101,093 |
| 2023 Estimated Employee Population per Business | 10.8 | 8.1 | 7.1 |
| 2023 Estimated Residential Population per Business | 8.3 | 20.8 | 23.9 |

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

