



Arlington, Texas  
Cooper St. near I-20

**2ND GEN. SPACE AVAILABLE**

restaurant • retail • office • medical

*Please Join ...*

*Property Info ...*

Logos for various businesses:

- Chipotle
- World of Beer
- smashburger
- PHO 95 VIETNAMESE NOODLES & GRILL
- Nothing Bundt Cakes
- FIRST WATCH THE DAYTIME CAFE
- BAYLOR Institute for Rehabilitation
- BRODARD Asian Express & Boba Tea
- yumilicious FRESH YOGURT
- SPORTCLIPS HAIRCUTS
- Crescent City SEAFOOD
- Artisan Vapor Company
- depil BRAZIL WAXING STUDIO
- Mr. Hibachi
- Cancun TAN
- Zero Degrees

TYPE OF CENTER:	Mixed Use
LEASE RATES:	Call for Rates
TRAFFIC COUNTS:	
Cooper Street:	65,000 VPD
I-20	145,000 VPD

**TRAFFIC GENERATORS / AREA BUSINESSES:**  
Explosive Cooper / I-20 corridor with the Parks Mall, Wal-Mart, Sports Authority, Home Depot, TGI Fridays, Macaroni Grill, Burlington Coat Factory and numerous other retailers and restaurants.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2009 Population	13,210	107,946	307,254
2009 Daytime Population	14,383	100,583	276,300
2009 Total Households	5,188	38,005	110,220
2009 Avg. Household Income	\$86,157	\$76,250	\$72,264

The information contained herein was obtained from sources deemed to be reliable; however Oakhollow Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof

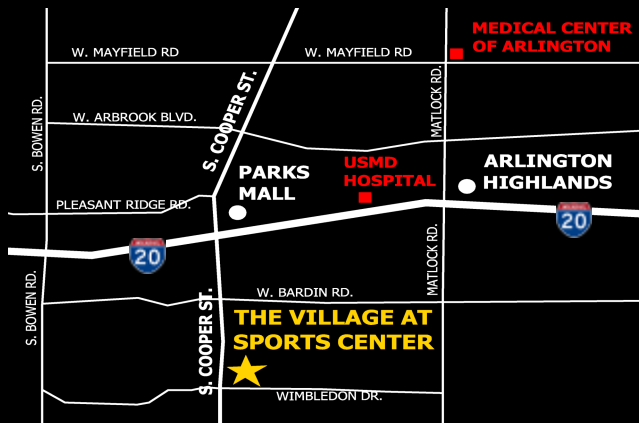
Arlington's newest  
**Retail, Restaurant, and Office destination**

COMMERICAL DEVELOPMENT

# The Village at Sports Center

5001 / 5005 South Cooper Street, Arlington

The Village is adjacent to Harold Patterson Sports Center a 142 acre sports venue, home to soccer, football, baseball, softball fields and walking and jogging trails attracting over 20,000 participants & spectators on weekends and **730,000 people annually**. The Village includes outdoor seating areas, walkways, fountains, sculptures and trellises.



**LEASING: (817) 395-0111**

