



SUBLETT CORNERS

For lease:
5900-5912 S
Cooper St
Arlington, TX

VENTURE

AMANDA T. WELLES
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Metrics

5900-5912 S Cooper St
Arlington, TX

Location

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Available Spaces

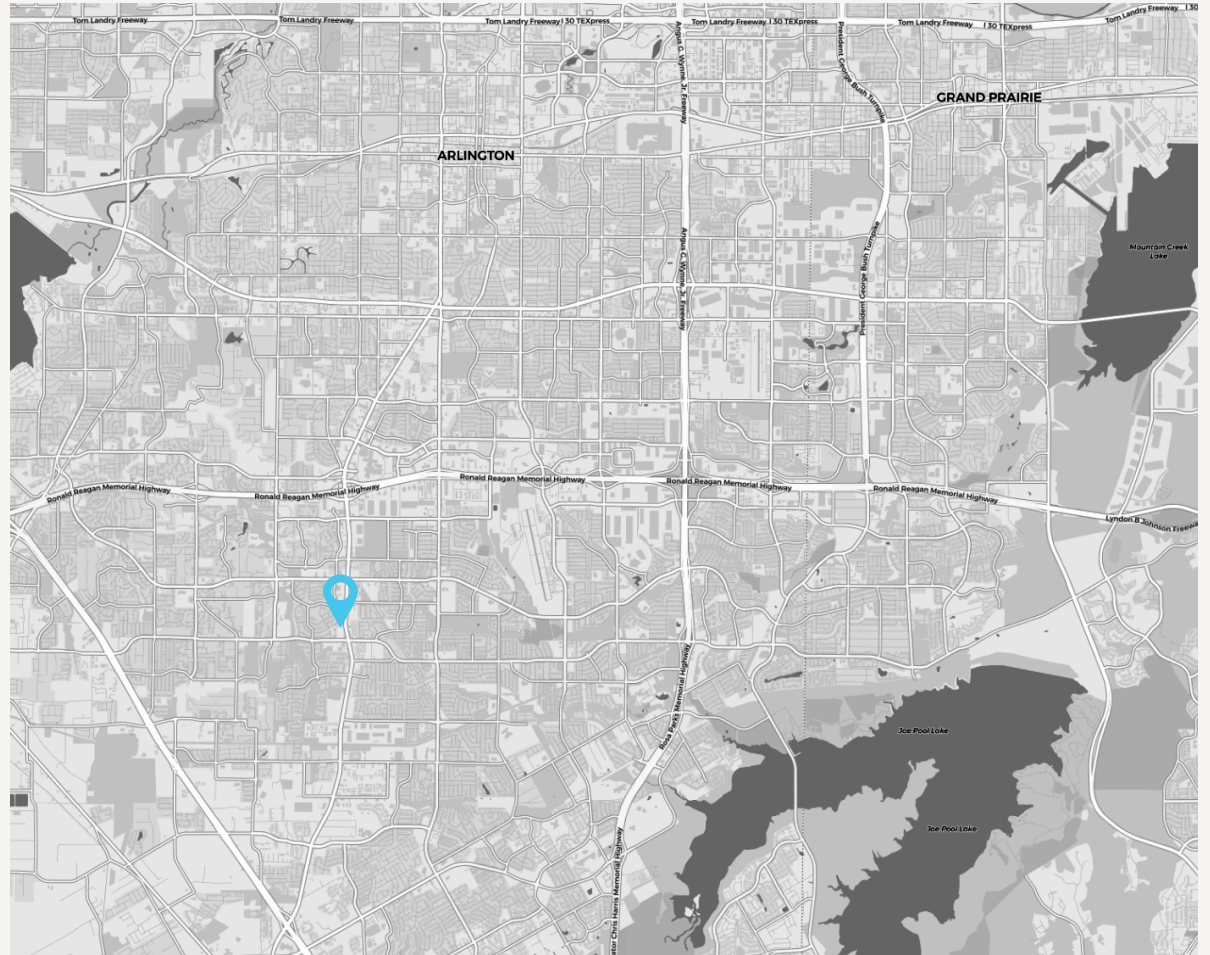
5904 S Cooper St
Suite 108
1,360 SF

Suite 116
2,030 SF

Traffic Counts

S Cooper St
43,646 VPD

Sublett Rd
13,876 VPD



Area Attractions



Property Highlights

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1. Grocery store anchored center
2. Strong daytime & residential population



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,059	113,527	309,172
EST. DAYTIME POPULATION	3,890	40,449	93,980
EST. AVG. HH INCOME	\$125,260	\$125,365	\$123,148

Site Plan

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SUITE	TENANT	SQUARE FEET
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
5908 S COOPER ST		
100	CATO	4,500
102	DOLLAR TREE	8,760
106	LITTLE GIGGLES	5,600
5912 S COOPER ST		
	PRIME CARE	6,000

Aerial

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