

ALBERTSONS OUTPARCEL

Ground Lease:
NWC S Cooper St
& W Sublett Rd
Arlington, Texas

Metrics

NWC S Cooper St & W Sublett Rd
Arlington, Texas

Location

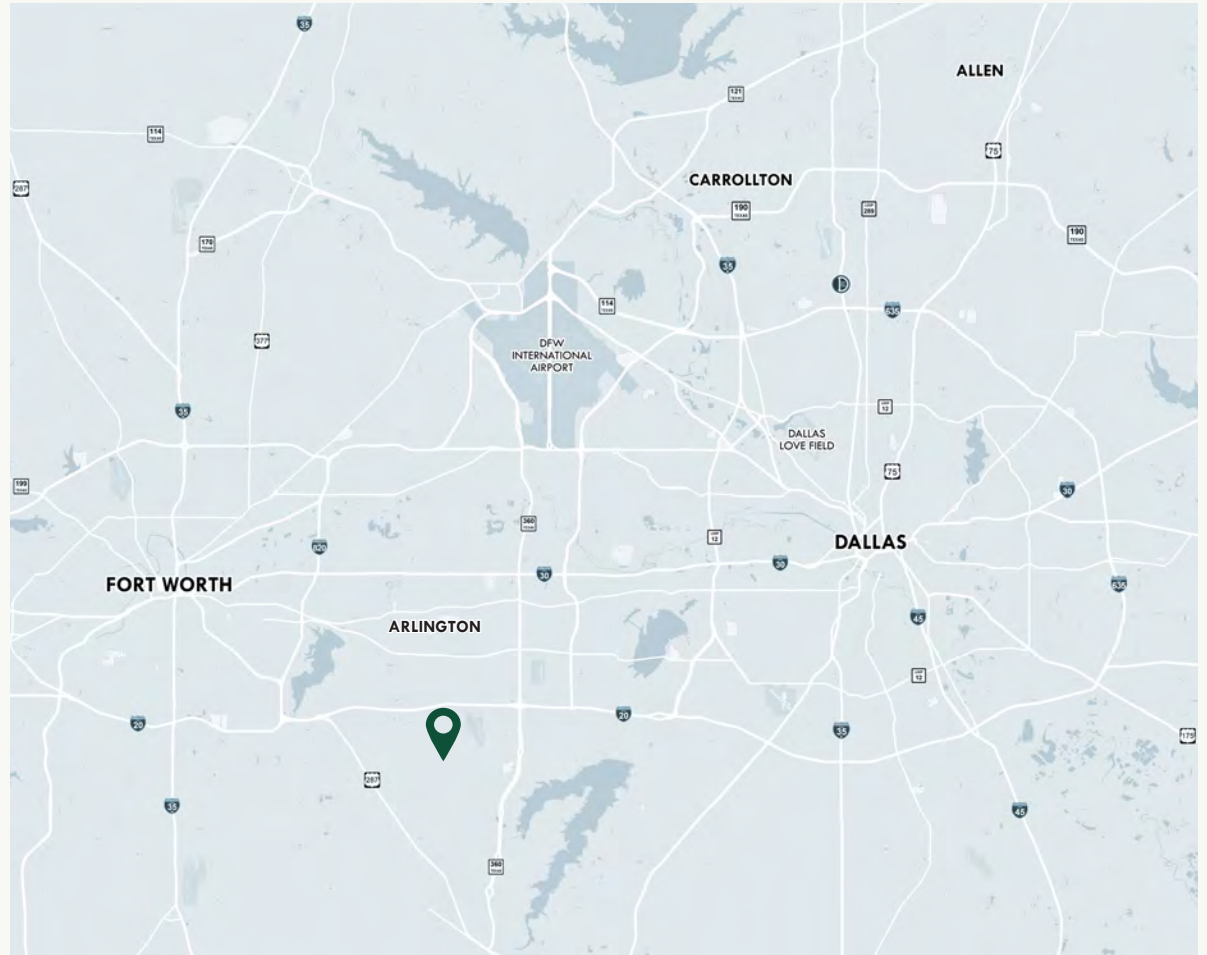
NWC S Cooper St & W Sublett Rd

Size

Land
11,000 SF (4,000 SF PBA - Max)

Traffic Counts

S Cooper St 53,402 VPD	W Sublett Rd 16,771 VPD
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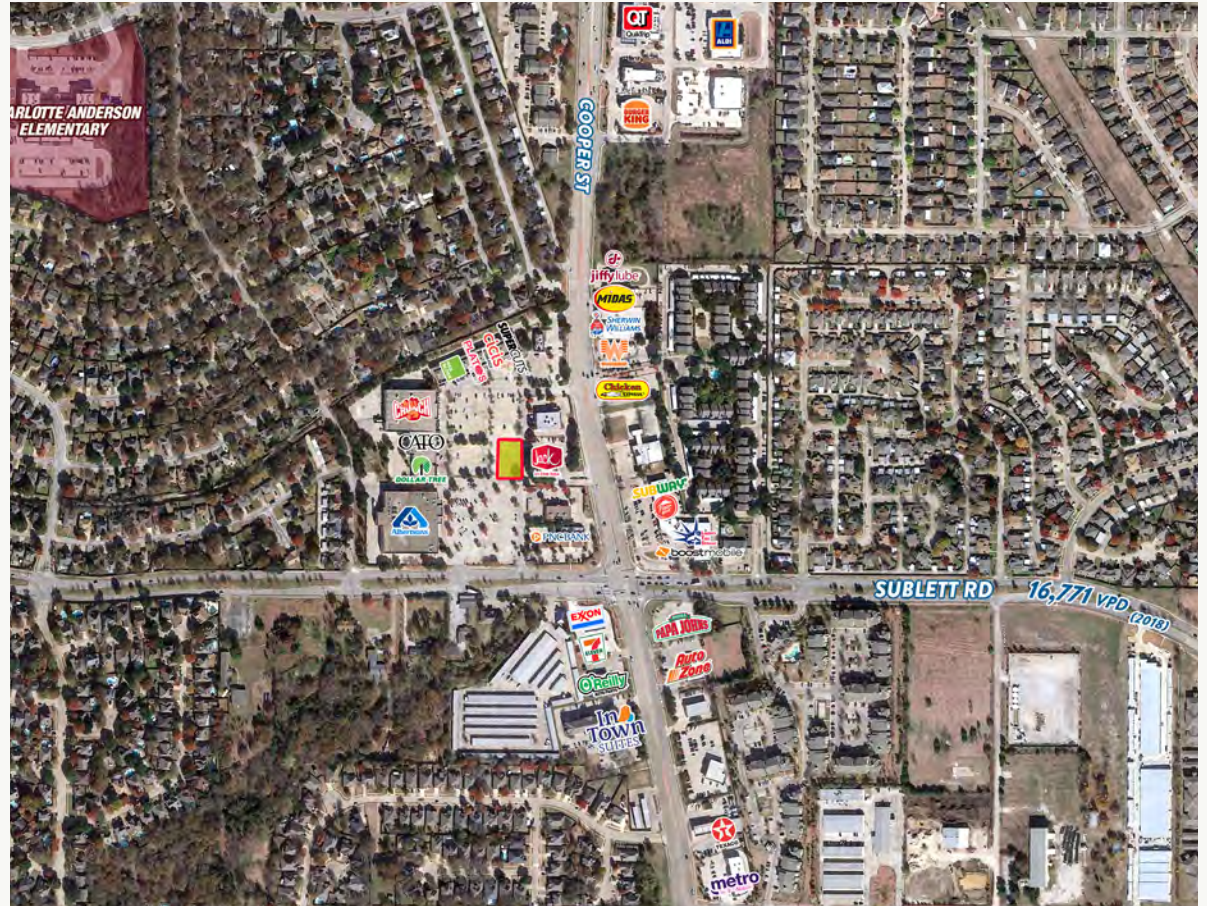
Area Attractions



Property Highlights

NWC S Cooper St & W Sublett Rd
Arlington, Texas

1. Allows for Up To 4,000 Square Feet of Permissible Building Area on the Pad
2. Average household incomes exceed \$98,000 in a three-mile radius
3. Over 125,000 people in a three-mile radius
4. Outparcel to grocery-anchored shopping center
5. Traffic counts exceed 70,000 VPD at the immediate intersection



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,758	123,874	326,238
EST. DAYTIME POPULATION	3,762	40,517	92,214
EST. AVG. HH INCOME	\$125,590	\$126,434	\$123,759

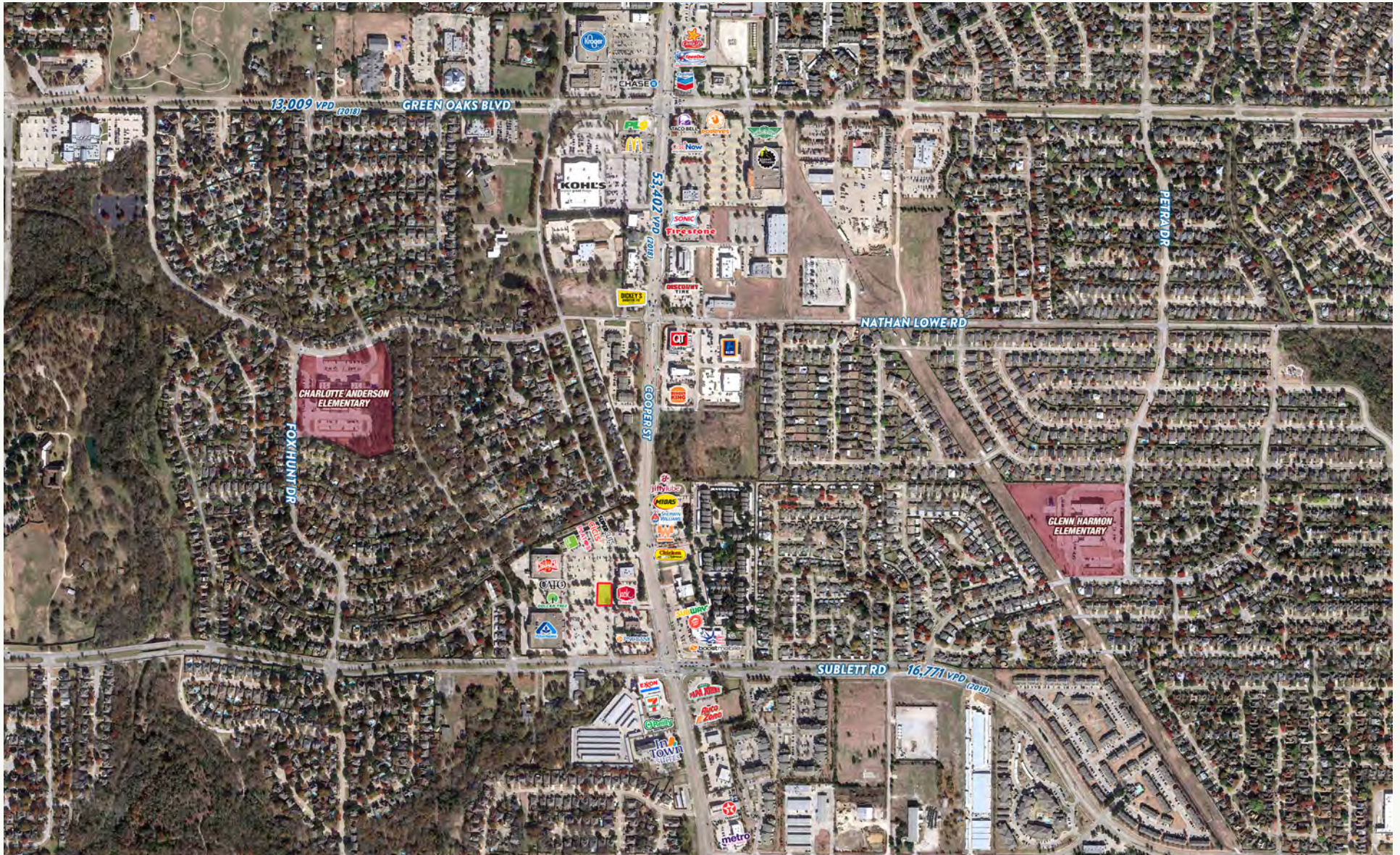
Site Plan

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Arlington, Texas



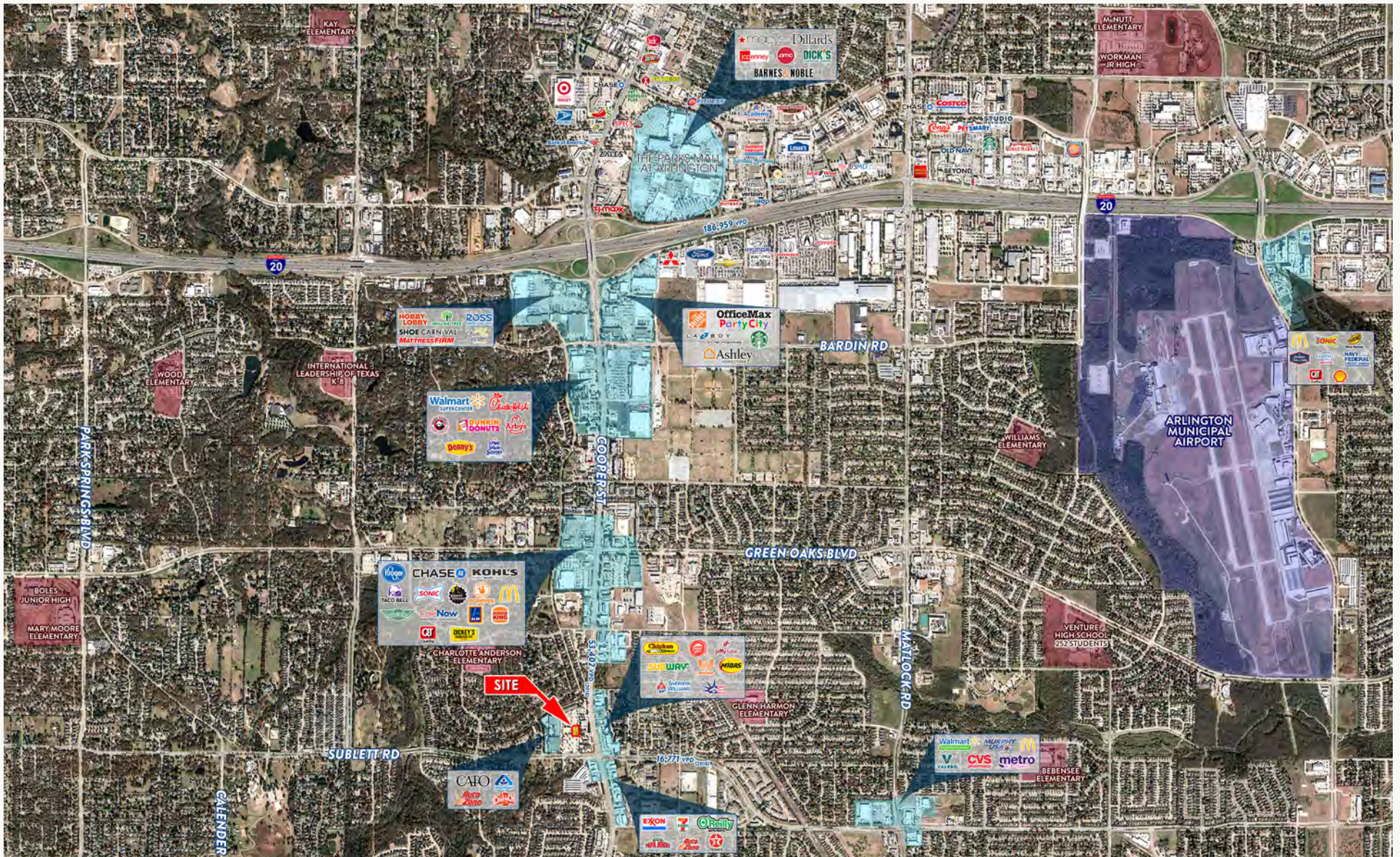
Section

VNWC S Cooper St & W Sublett Rd
Arlington, Texas



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Arlington, TX

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VENTURE

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