

FOR LEASE



**±1,600 SF
AVAILABLE**



NEW RETAIL PROJECT

4501 S COLLINS ST, BETWEEN BARDIN RD & I-20

ARLINGTON, TEXAS

DUWEST

CREATING · ENHANCING · PROTECTING · VALUE

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New Retail Project at South Arlington Hard Corner

4403 North Central Expressway #200 Dallas Texas 75205
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NEW RETAIL PROJECT | 4501 S Collins St, Arlington, Texas 76018

OVERVIEW

- 1,600 SF remaining in new construction retail project on 0.86-acre lot - building now delivered
- Hard Corner, lighted intersection, with **very close proximity to I-20**
- 4,000 SF remaining, southern endcap still available
- Join Dunkin' Donuts
- 39 parking stalls on site
- Zoning allows for retail, restaurant, medical, and more!
- Very strong traffic counts (44k+ at intersection)
- Great visibility from all directions
- Call for Pricing

TRAFFIC COUNTS

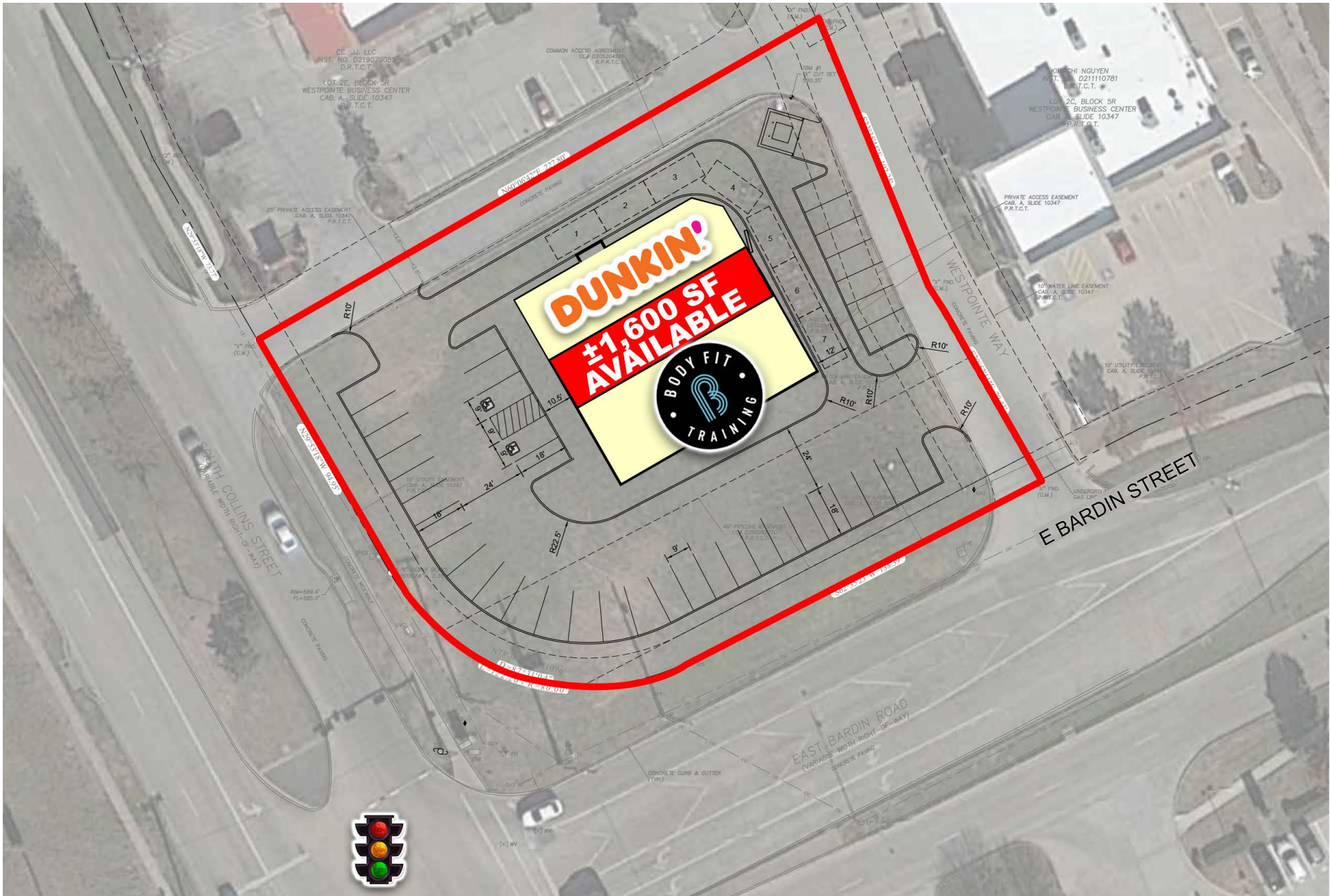
S Collins St: 31,142 VPD (TXDOT '22)
Bardin Rd: 13,363 VPD (TXDOT '22)
Interstate 20: 209,242 VPD (TXDOT '22)

DEMOGRAPHICS

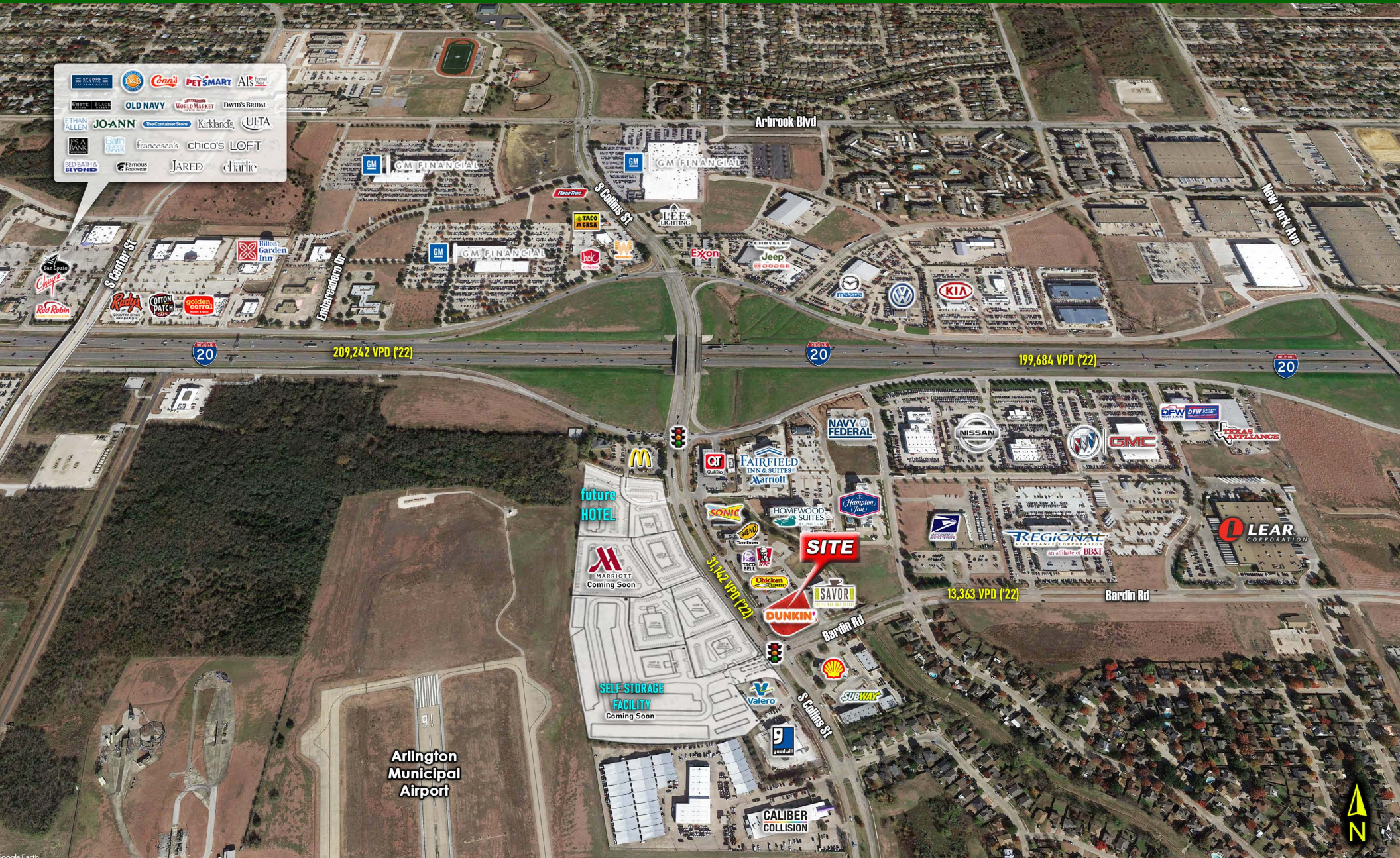
	1-mile	3-mile	5-mile
2023 Population	7,162	138,444	342,306
Daytime Pop.	7,269	141,488	353,077
Households	2,515	46,966	114,010
Avg HH Income	\$74,105	\$82,343	\$91,511



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