



# FOR LEASE



## FREESTANDING RESTAURANT W/ DRIVE-THRU NEQ OF S COOPER ST & GREEN OAKS BLVD

### ARLINGTON, TEXAS

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# FREESTANDING RESTAURANT FOR LEASE | 5297 S Cooper St, Arlington, Texas

## OVERVIEW

- ±2,900 SF Freestanding Building with Drive-Thru
- Former Carl's Jr.
- 0.898 AC / 39,098 SF Lot
- 35 Parking Spaces
- Across from Kroger and Kohl's
- Just south of I-20 and The Parks at Arlington Mall
- Call for Info & Price

## TRAFFIC COUNTS

Cooper St: 57,006 VPD north of site (TXDOT, 2022)  
Cooper St: 42,371 VPD south of site (TXDOT, 2022)  
Green Oaks Blvd: 11,372 VPD (TXDOT, 2022)

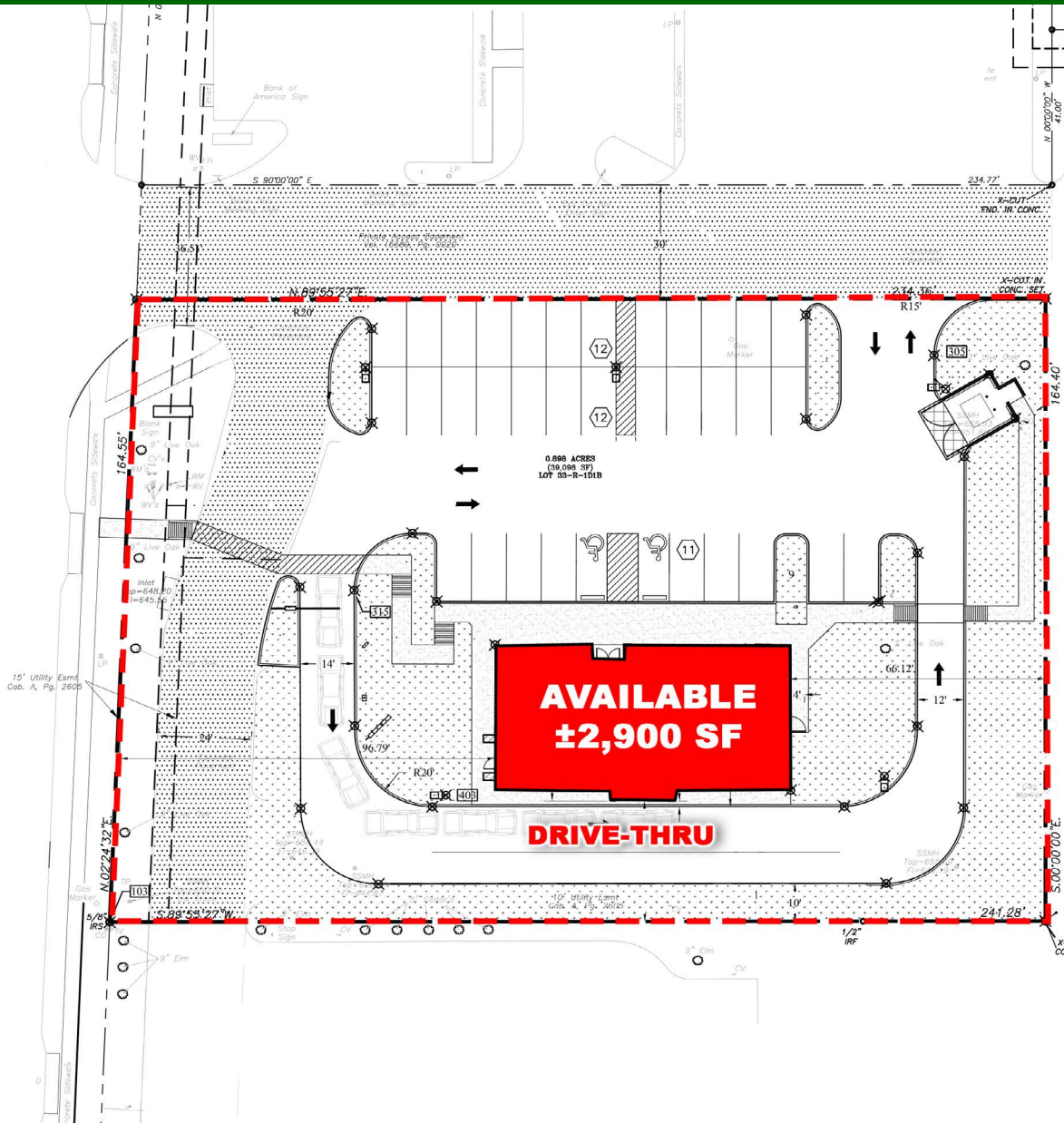
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	15,983	113,638	324,883
2028 Projected Pop.	17,007	115,287	328,118
Daytime Pop.	14,641	102,132	272,726
Avg HH Income	\$101,161	\$107,558	\$101,126



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**SOUTH COOPER STREET ( F.M. 157 )**  
( 120' Right-of-Way )





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