

## RETAIL FOR LEASE

# COPPELL CORNER

773 South MacArthur Boulevard, Coppell, TX 75019



**MSCRE GROUP**  
COMMERCIAL REAL ESTATE EXPERTS



### Vibrant Neighborhood Center

#### Synergic Tenant Mix

Easy Access to East I-35, PGBT, SRT 121 & 635

Over 53,000 Vehicle per Day on MacArthur & Belt Line

AVAILABLE SF	1,200-5,000 SF
LEASE RATE	\$18 - 23.50 SF/Yr (NNN)
LOT SIZE	8.70 Acres
BUILDING SIZE	63,850 SF
YEAR BUILT	1999-2000
Parking	398
ZONING	Commercial
MARKET	Coppell, Irving
CROSS STREET	MacArthur, Belt Line
SIGNAGE	Monument Sign
INGRESS/EGRESS	4 points of entry with cross access throughout the entire center
TRAFFIC COUNTS	Over 53,000 on MacArthur & Belt Line
Occupancy	98.00%

#### Coppell Center Tenants

- 3M Music Academy
- Aqua Tots
- B Salon
- Bicycles Plus
- Blue Flame Dance Studio
- Biryani Express
- Camp Bow Wow
- H2O Nail Salon & Spa
- Italian Express
- IXL Academy
- Kasa Kolache
- Lisa's Cleaners
- M Sign
- Martial Arts
- Chutney Rest.
- Mua Sushi
- Pan Acean Rest.
- Riverchase Dental Care



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Each office is independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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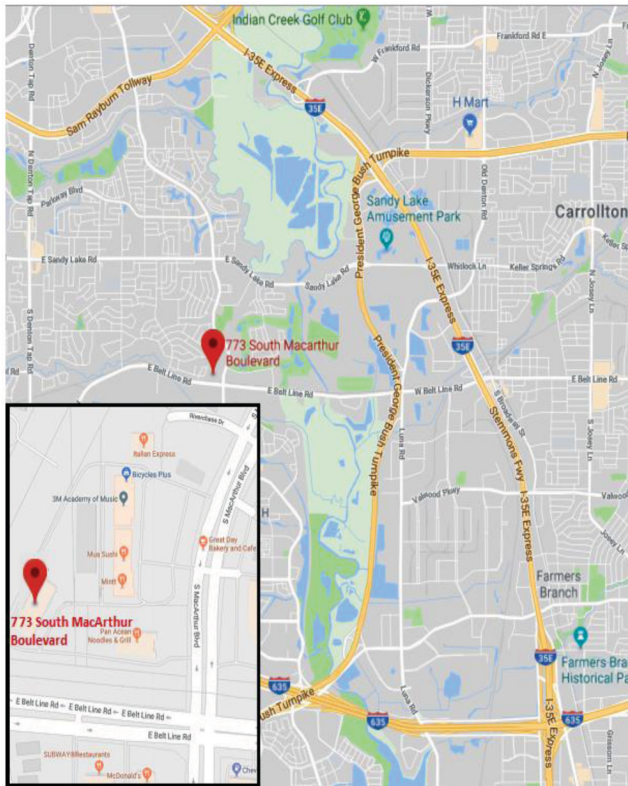
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### PROPERTY HIGHLIGHTS :

- Premier Location
- Affluent and High Growth Area
- Central Location with Easy Access to 635, SH 121, E I-35, PGBT
- High Traffic Counts
- Synergic Tenant Mix
- Exceptional Demographics
- Near Cypress Waters, a 1000 Acre Mix Use Development with 10,000 Residential Units, 4.5 Million SF of Office and 100,000 SF of High End Retail
- Near Proposed Extension of Cotton Rail on Belt Line

### DEMOGRAPHIC OVERVIEW

	1 Mile	3 Mile	5 Mile
2017 Total Estimated Population (est.)	16,456	71,457	206,655
Employees	8,593	67,243	191,402
Average HH Income	\$100,420	\$102,331	\$89,259

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