

8021 MATLOCK ROAD

8021 MATLOCK ROAD, ARLINGTON, TX 76002

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 8021 MATLOCK ROAD in Arlington, TX. This well-managed retail or office space has strong visibility on the NE corner of Matlock Rd & Turner Warnell Rd with up to 6000 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 18,536 SF building sits near the center of the Arlington business district and is ready for its next generation of retail. This property is a well-known retail staple of the Arlington community for years and offers landmark recognition & captivating signage. Give our team of Tarrant County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NE corner of Matlock Rd & Turner Warnell Rd.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	11
Available SF:	1,248 SF
Building Size:	18,536 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,228	34,076	74,254
Total Population	21,783	113,699	235,737
Average HH Income	\$102,924	\$104,001	\$103,215

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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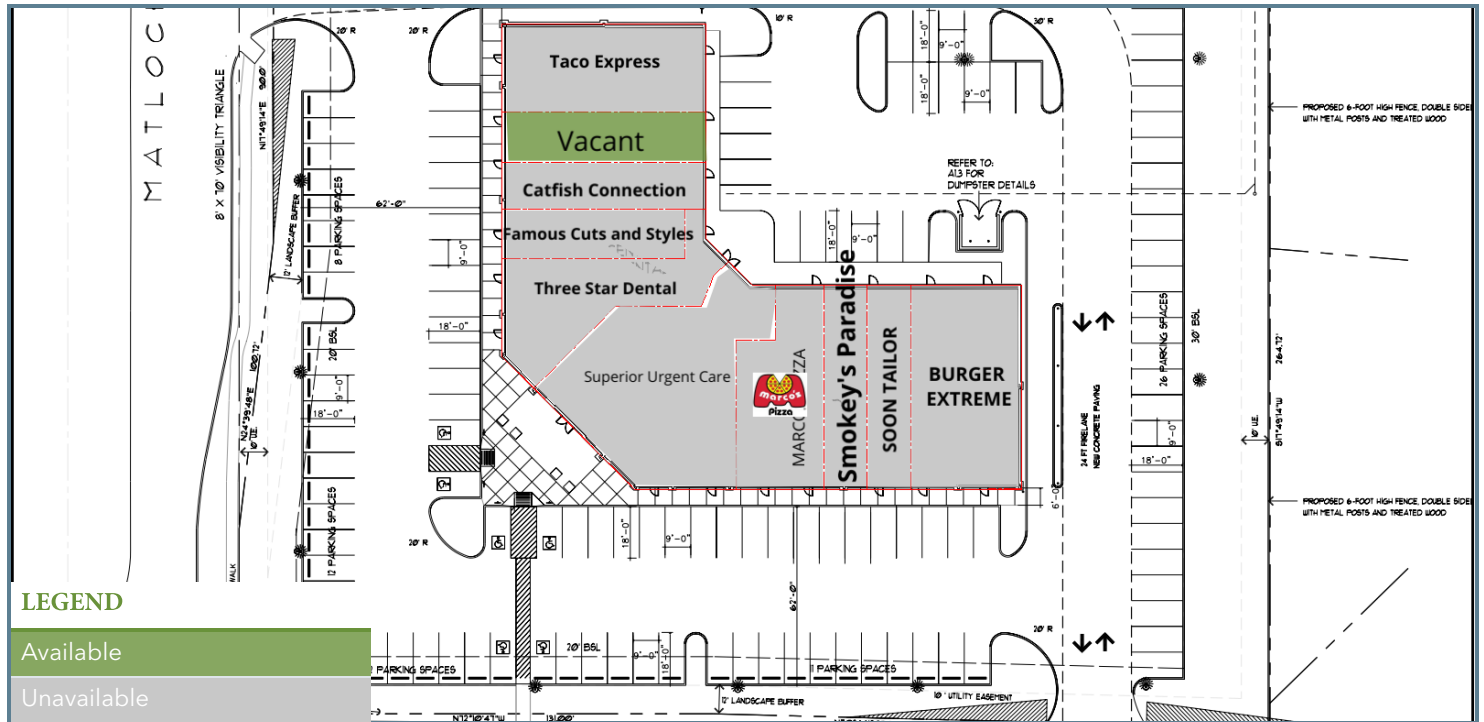
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,248 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
8021 Matlock Rd	Taco Express	2,213 SF	NNN	-
8021 Matlock Rd	Available	1,248 SF	NNN	Negotiable
8021 Matlock Rd	Vacant	1,158 SF	NNN	-
8021 Matlock Rd	Famous Cuts and Styles	1,101 SF	NNN	-
8021 Matlock Rd	Three Star Dental	2,053 SF	NNN	-
8021 Matlock Rd	Superior Urgent Care	3,918 SF	NNN	-
8021 Matlock Rd	MARCO'S PIZZA	1,915 SF	NNN	-
8021 Matlock Rd	Smokey's Paradise	1,082 SF	NNN	-
8021 Matlock Rd	SOON TAILOR	1,082 SF	NNN	-

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PLANS

SUITE	TENANT	SIZE	TYPE	RATE
8021 Matlock Rd	BURGER EXTREME, LLC	2,766 SF	NNN	-

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RETAILER MAP



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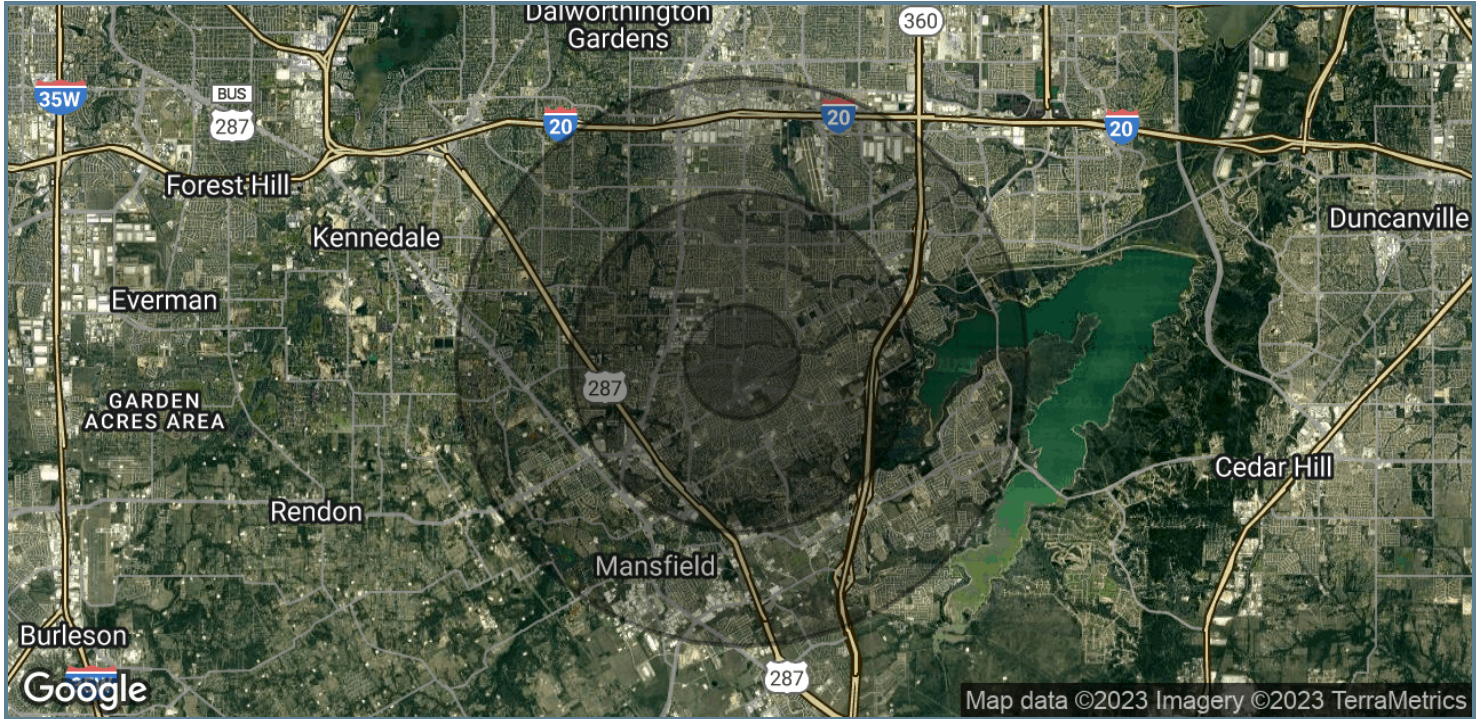
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,783	113,699	235,737
Average Age	32.1	34.4	35.2
Average Age (Male)	30.8	32.8	33.5
Average Age (Female)	35.3	35.9	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,228	34,076	74,254
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$102,924	\$104,001	\$103,215
Average House Value	\$228,479	\$220,010	\$229,651

* Demographic data derived from 2020 ACS - US Census

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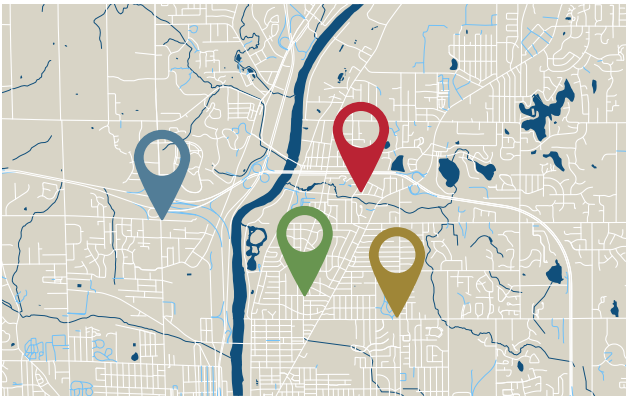


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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