PEYCO SOUTHWEST REALTY, INC.

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14,700 SF of Retail Space
at 7807 S Cooper Street For Lease

7807 S Cooper Street., Arlington, TX, which is located on South Cooper St. (Hwy. 157), 3 miles south of Interstate 20, just south of Harris Rd. (Mapsco 110P) The 14,700 SF retail center was built in 2001. The building has ample parking and is suited for various retail uses as well as office uses. The building is serviced by TXU Electric, TXU Gas, Southwestern Bell, and city water and city sewer.

Building Specifications

- 2006 Traffic counts of 43,088 cars/day (City of Arlington)
- 2,500 SF, 2,100 SF, and 2,025 SF spaces are available for lease
- Each space has already been finished-out with at least one bathroom
- Excellent S Cooper Frontage and visibility in growing South Arlington area
- Existing Tenant: Nizza Pizza, The Yoga Project, All-State Insurance, African Pride, and Dog Grooming.
- Lease rates are on a Gross basis and do include property taxes, building insurance and CAM.
- For Additional information or to arrange an appointment for showing, contact Jordan Foster, Robert Rivera, or Jim Maibach of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com, jfoster@peycosouthwest.com, or rrivera@peycosouthwest.com . Our website can be viewed at www.peycosouthwest.com.

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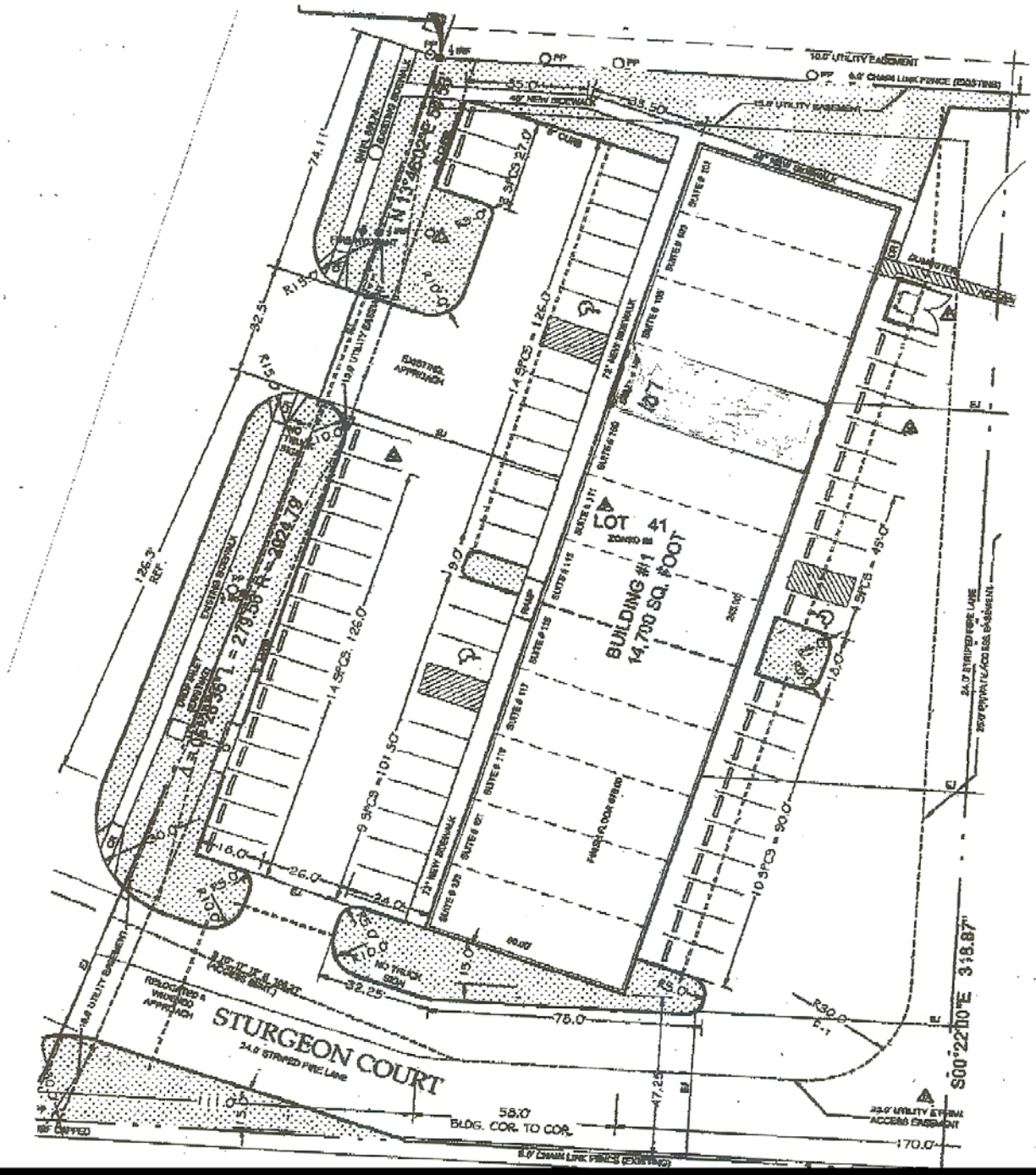
EXHIBIT "B"
SITE PLAN