

For Lease

105 S BOWEN ROAD

Arlington, TX 76012



#### OFFERING SUMMARY

Building Size:	1,890 SF
Year Built:	1977
Major Intersection:	TX Hwy 180/W Division Street
Traffic Count Hwy 180/W Division St:	24,800 VPD
Traffic Count S Bowen Rd:	17,300 VPD

#### PROPERTY HIGHLIGHTS

- Great access and visibility
- Pylon sign
- Drive-thru and Outdoor Patio
- Situated on .54 acres
- Good daytime population

#### PROPERTY OVERVIEW

Fast Food Restaurant with Drive-thru and Outdoor Patio in Suburban South Arlington available for Lease.



Presented by

**Karen Mitchell**

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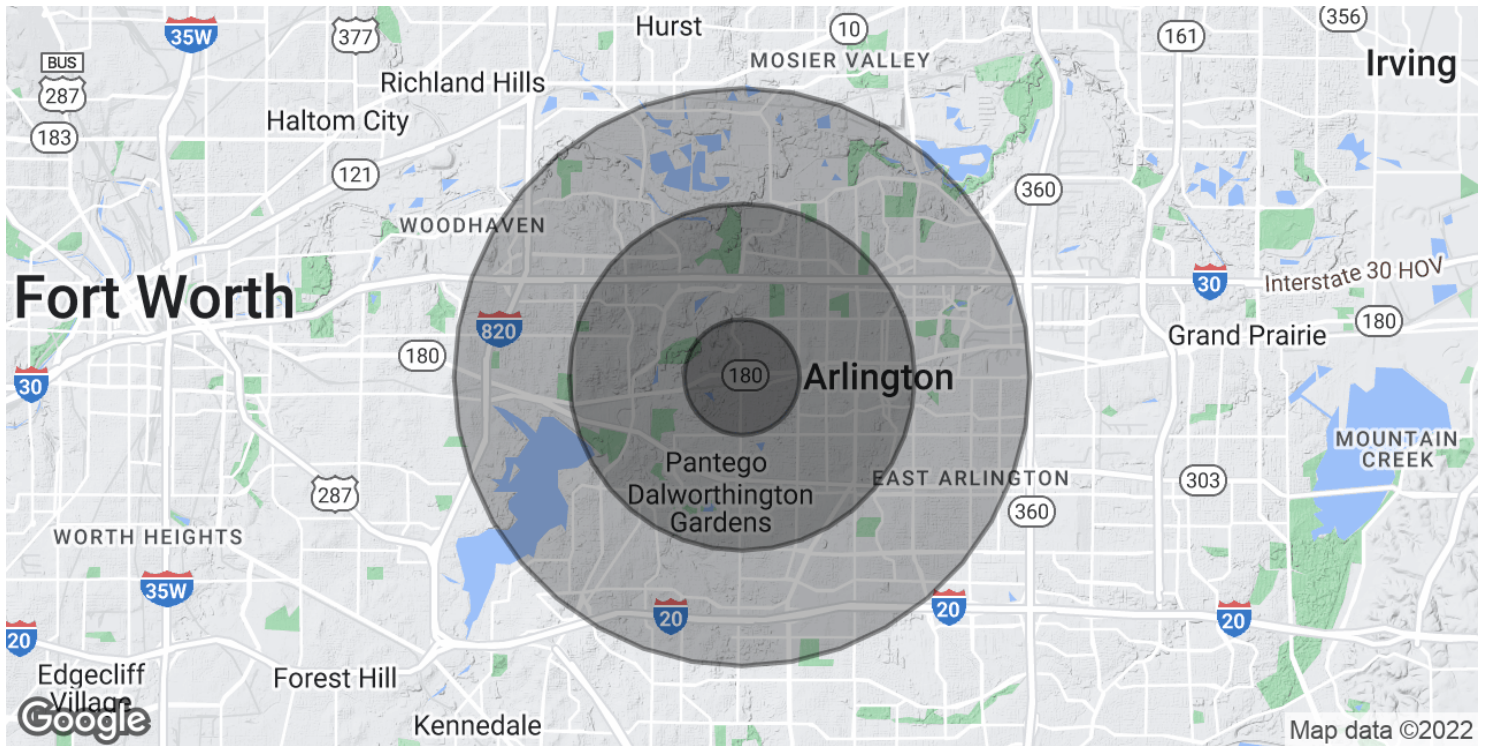
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	15,289	84,071	241,746
Average Age	34.8	36.8	35.1
Average Age (Male)	32.2	35.3	33.8
Average Age (Female)	36.6	38.2	35.9

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	6,484	34,843	97,355
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$64,402	\$71,169	\$67,268
Average House Value	\$247,328	\$245,193	\$202,400

**TRAFFIC COUNTS**

S Bowen at Hwy 180	17,300/day
Hwy 180 at S Bowen	24,800/day

\* Demographic data derived from 2020 ACS - US Census

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