

# Coppell Retail Center

SWC State Highway 121 (Vista Ridge Blvd.) & MacArthur Blvd.  
Coppell, Texas



With easy access from both SH 121 and MacArthur Boulevard and close proximity to the I-35 interchange, Coppell Retail Center offers a prime location in the sought-after, upscale area of Coppell, Texas. The center is surrounded by over 400,000 SF of office space in the immediate area and, in addition to the strong daytime population, is bolstered by strong demographics and high income levels.

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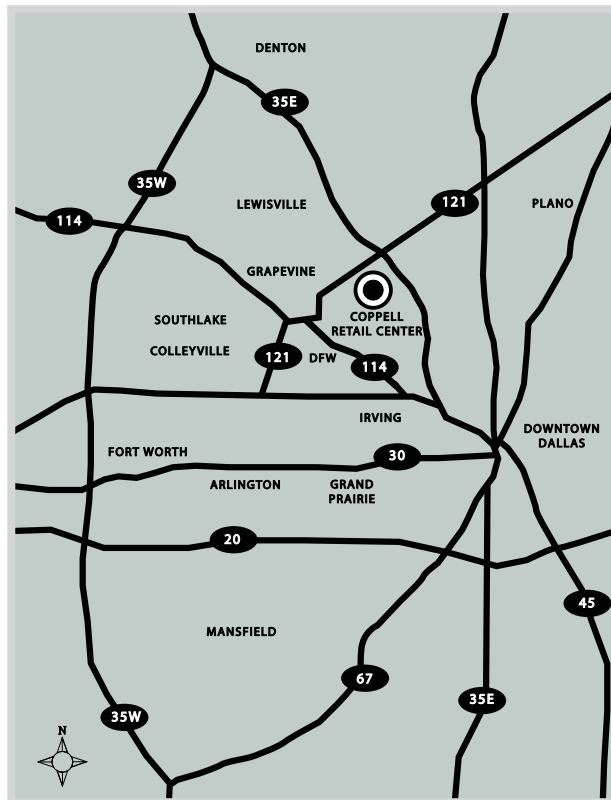
## Demographics

	1 Mile	3 Mile	5 Mile
2008 Estimate Population	5,745	80,055	184,242
2013 Projected Population	6,429	91,552	210,767
2008 Est. Average Household Income	\$150,595	\$97,153	\$98,161

\* Source Claritas Site Reports

## Traffic Counts

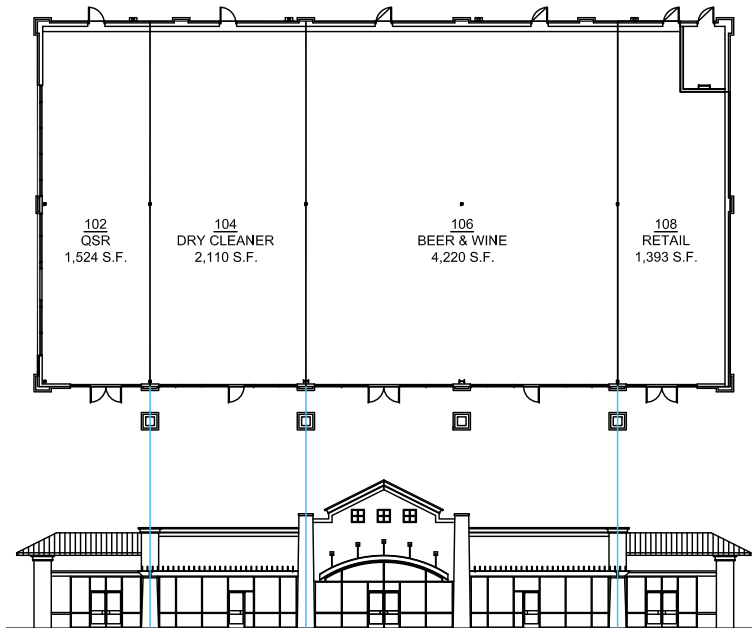
SH 121 at MacArthur Blvd.	40,000	VPD
MacArthur Blvd. at SH 121	20,626	VPD



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Projected Occupancy Plan  
9,891 Sq. Ft. Gross Leasable Area



SERVICESTAR

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