



LEASE

Pecan Park Shopping Center

2401 W PIONEER PKWY

Pantego, TX 76013

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 - 16.50 SF/yr (NNN)
NUMBER OF UNITS:	17
AVAILABLE SF:	1,167 - 2,950 SF
LOT SIZE:	114,003 SF
BUILDING SIZE:	31,540 SF

PROPERTY DESCRIPTION

Elevate your business at this exceptional commercial property in Pantego, TX. Offering contemporary architecture and flexible floor plans, the property provides an ideal setting for businesses to thrive. Tenants will benefit from plentiful parking, modern amenities, and customizable office spaces perfectly suited for a variety of business needs. With seamless access to major thoroughfares, the property ensures swift connectivity to the greater Arlington area, making it an attractive choice for businesses looking for a well-connected location. Whether seeking a professional office environment or a dynamic workspace, this property offers a compelling blend of convenience and functionality to support the success of your business.

PROPERTY HIGHLIGHTS

- Prime retail location on W Pioneer Pkwy
- High visibility with heavy traffic flow
- Modern and well-maintained building
- Ample parking for customers and employees
- Spacious interior with open layout

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,167 - 2,950 SF	LEASE RATE:	\$14.00 - \$16.50 SF/yr

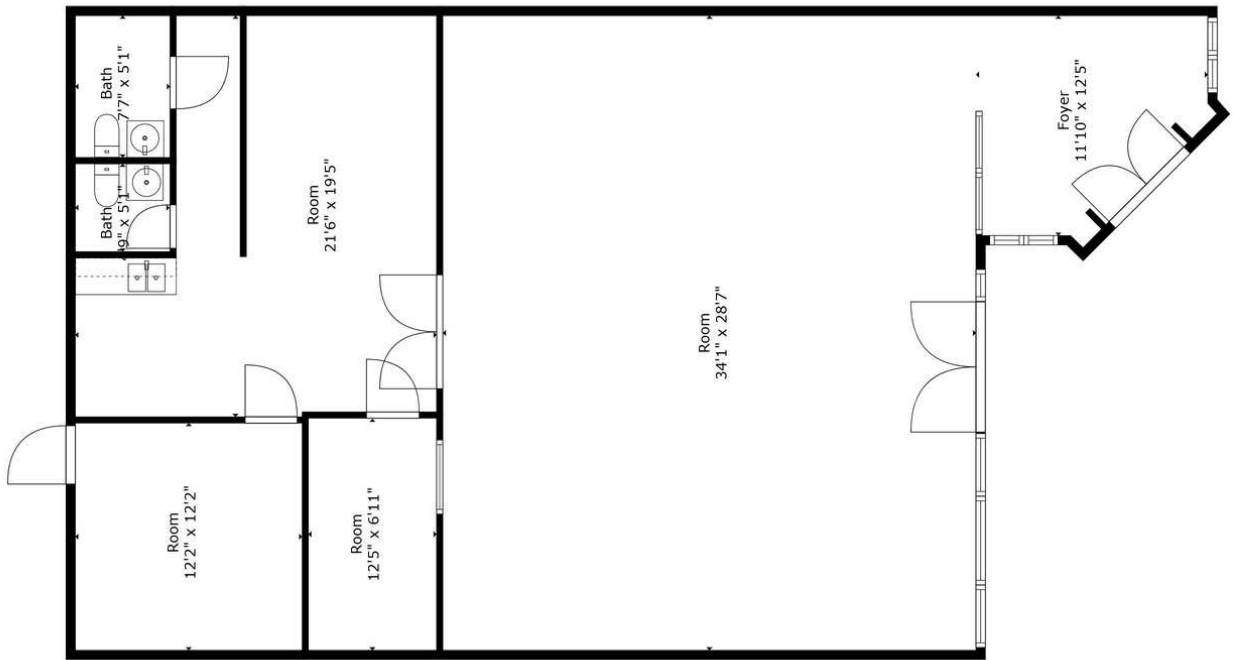
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2401 W Pioneer Pky #141	Available	1,167 SF	NNN	\$16.50 SF/yr
2401 W Pioneer Pky #151	Available	1,250 SF	NNN	\$16.50 SF/yr
2401 W Pioneer Pky #125	Available	1,250 SF	NNN	\$16.50 SF/yr
2401 W Pioneer Pky #135	Available	2,100 SF	NNN	\$15.50 SF/yr
2401 W Pioneer Pky #109-111	Available	2,950 SF	NNN	\$14.00 SF/yr

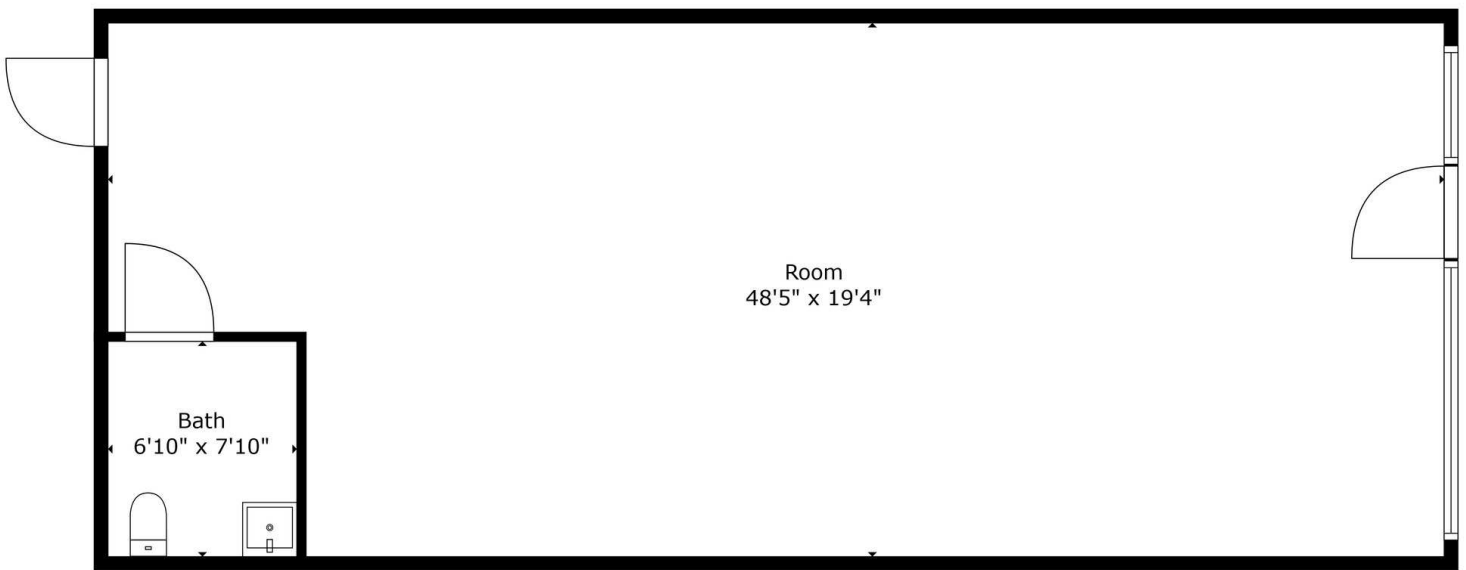
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FLOOR PLANS



Suite # 109

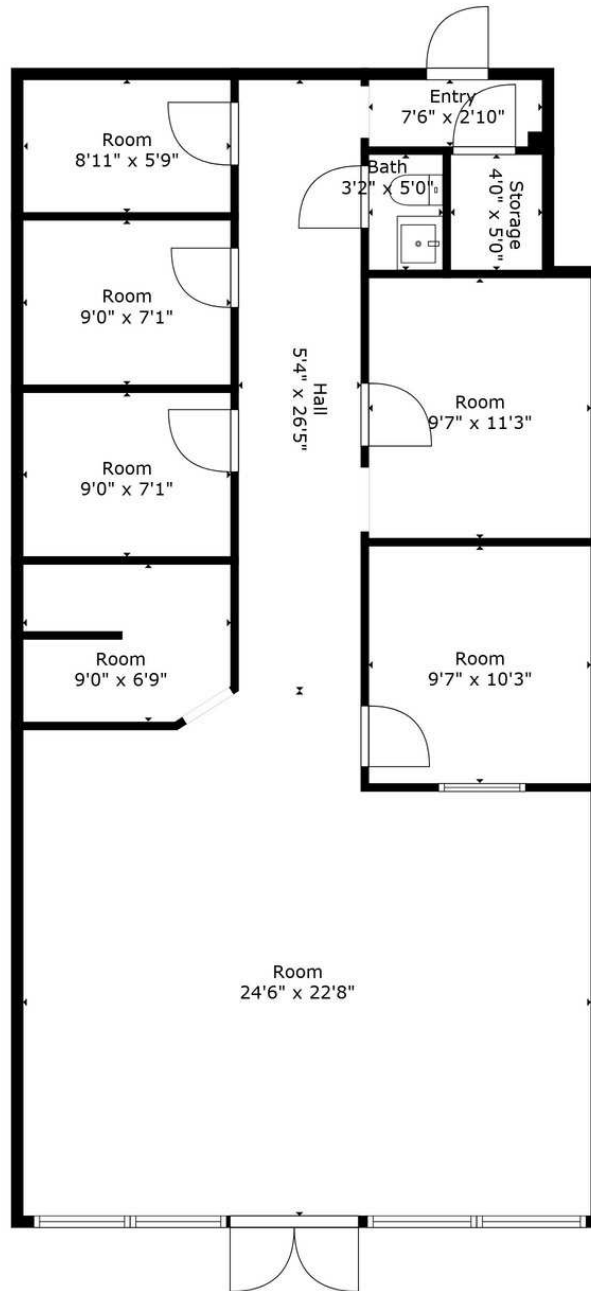


Suite # 111

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FLOOR PLANS



TOTAL: 1168 sq. ft
FLOOR 1: 1168 sq. ft
EXCLUDED AREAS: STORAGE: 20 sq. ft

Suite # 125

Sizes And Dimensions Are Approximate, Actual May Vary.

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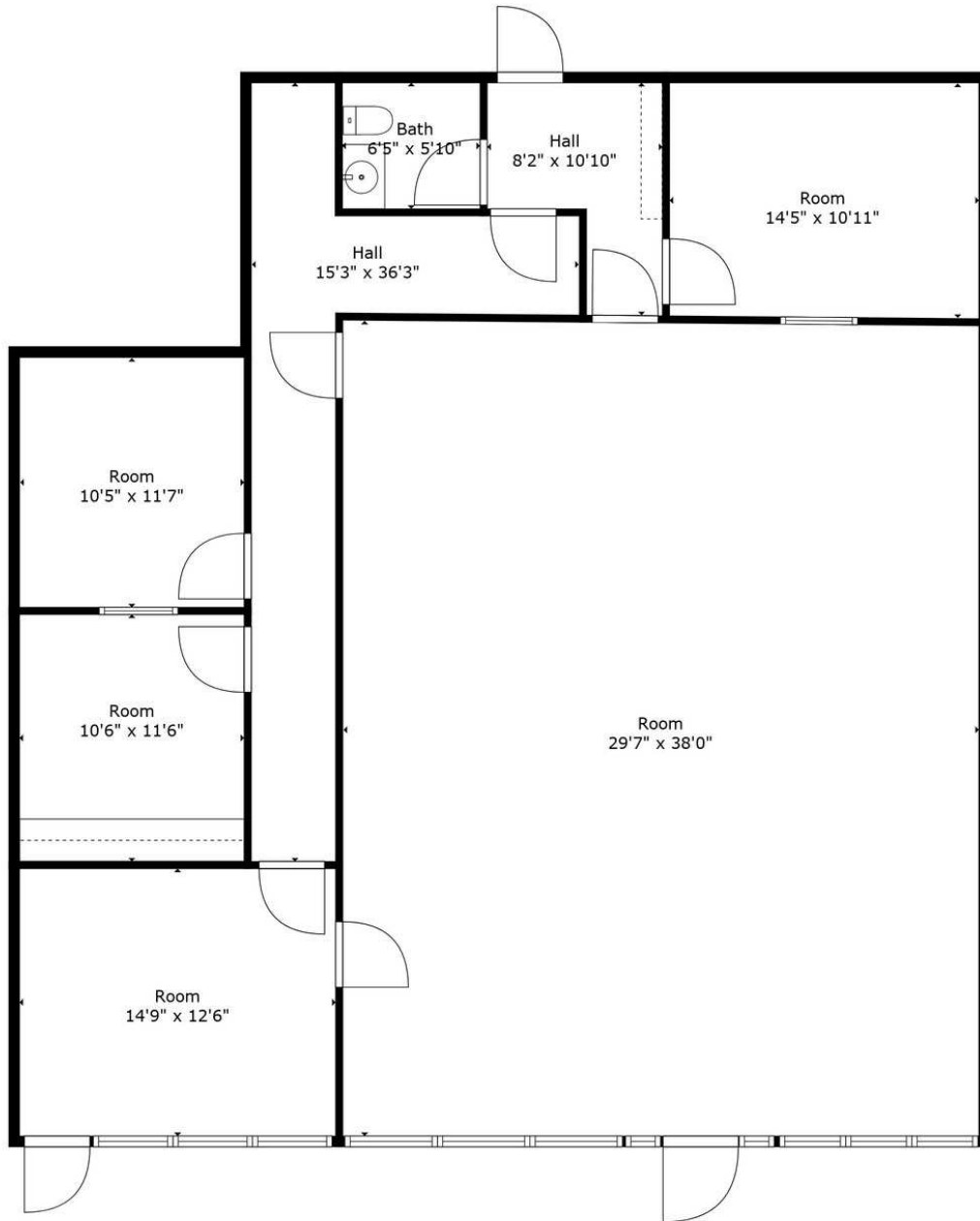
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TX #704141

FLOOR PLANS



TOTAL: 2056 sq. ft
FLOOR 1: 2056 sq. ft

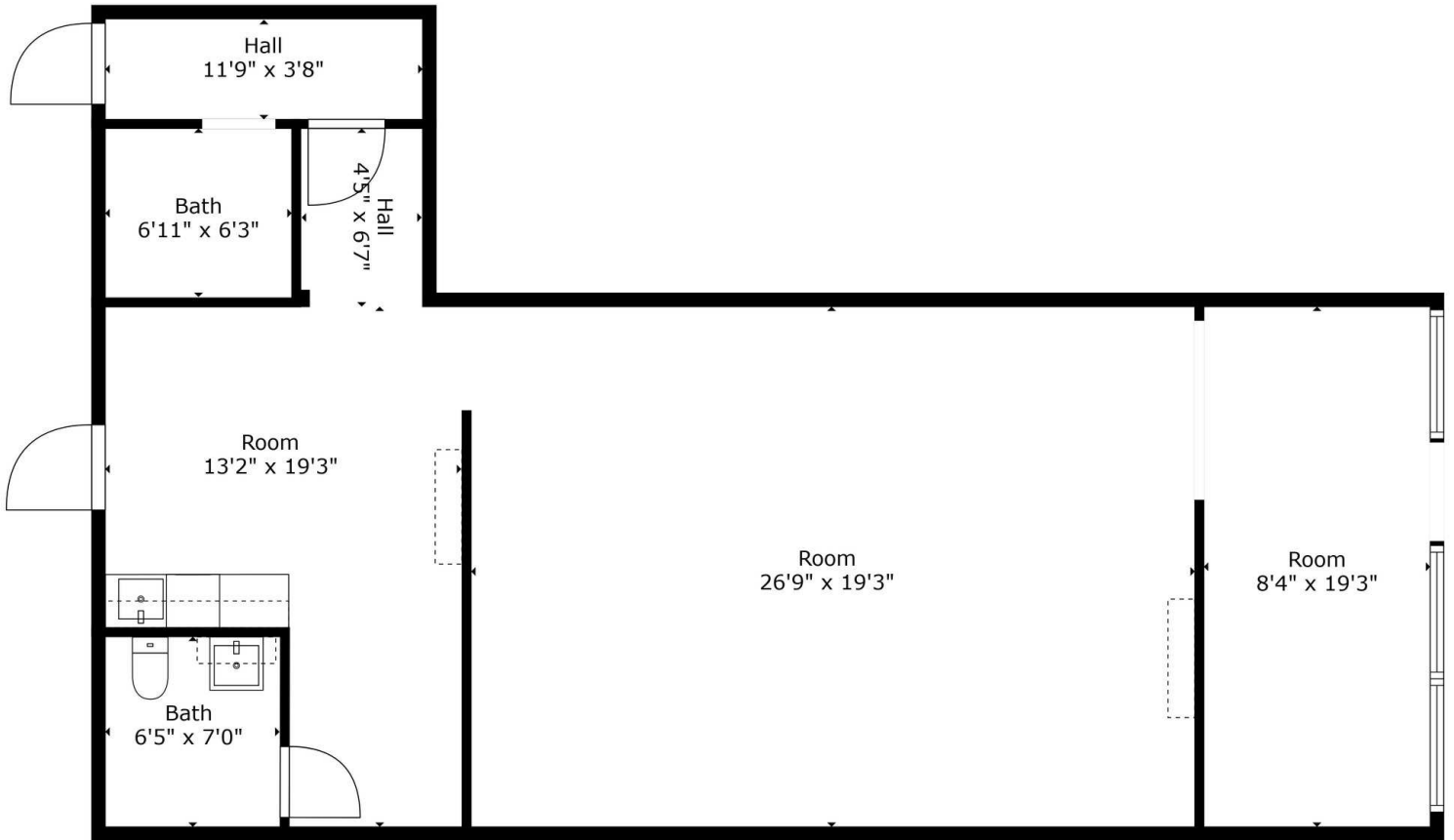
Sizes And Dimensions Are Approximate, Actual May Vary.

Suite # 135

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FLOOR PLANS



TOTAL: 1067 sq. ft
FLOOR 1: 1067 sq. ft

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Suite # 141

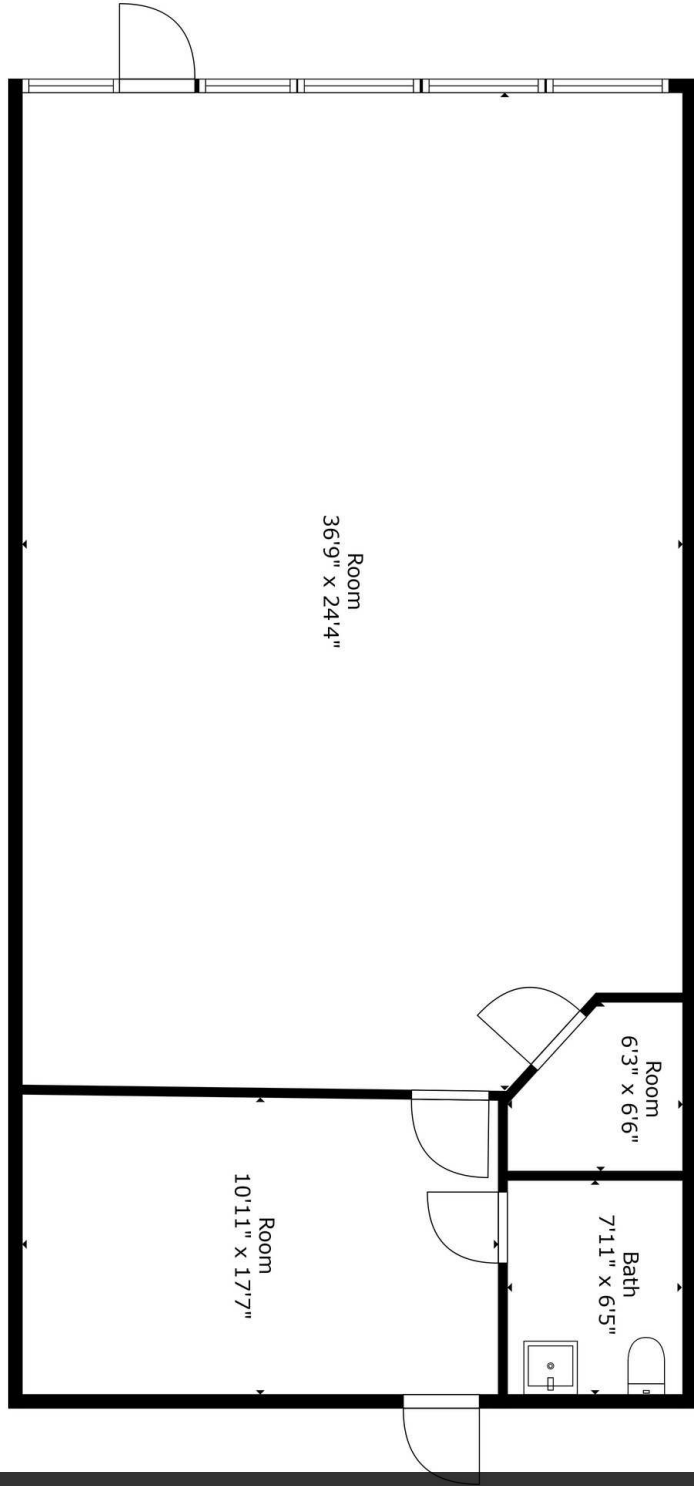
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FLOOR PLANS



TOTAL: 1168 sq. ft
FLOOR 1: 1168 sq. ft
Sizes And Dimensions Are Approximate, Actual May Vary.

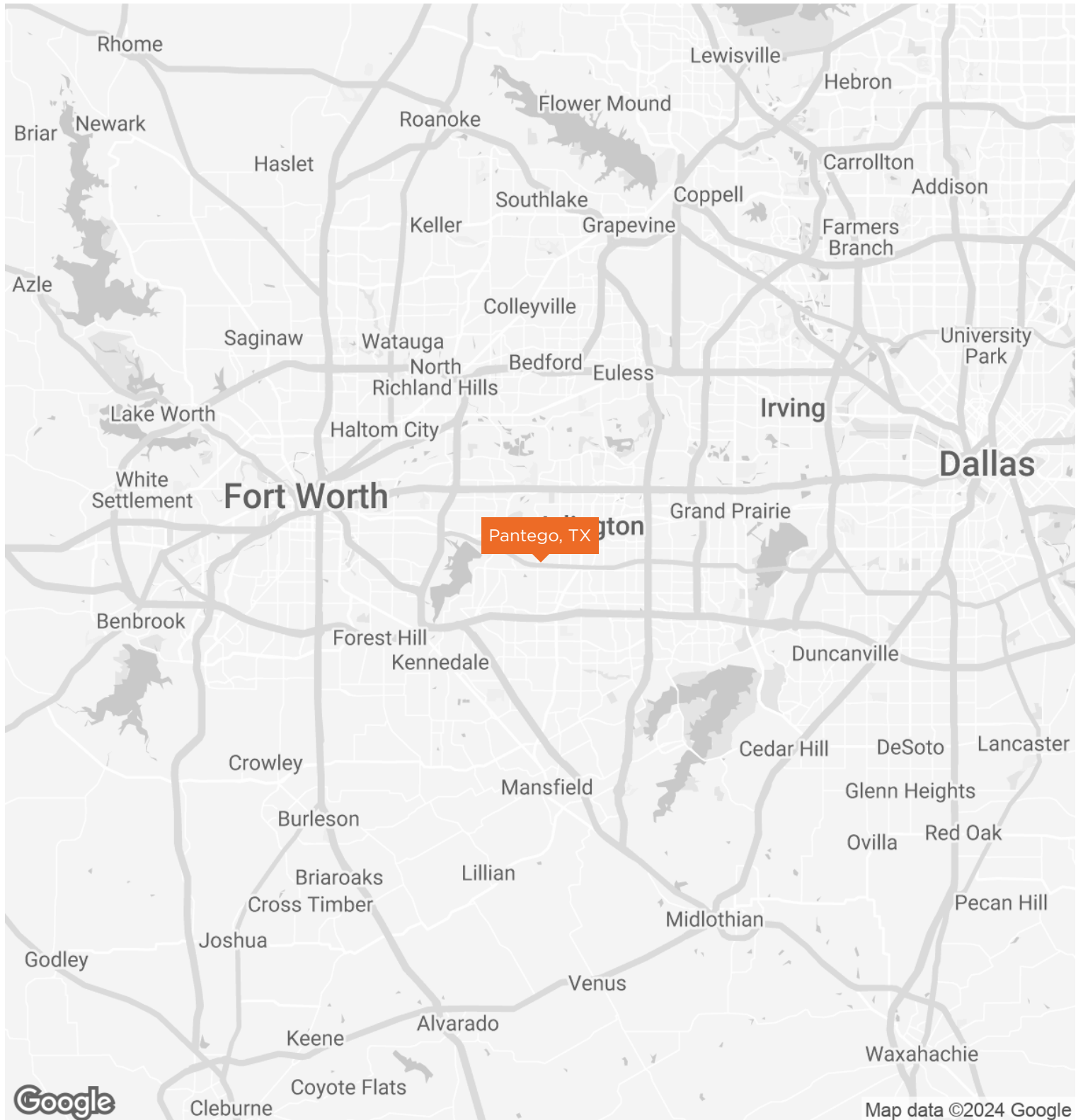


Unit # 151

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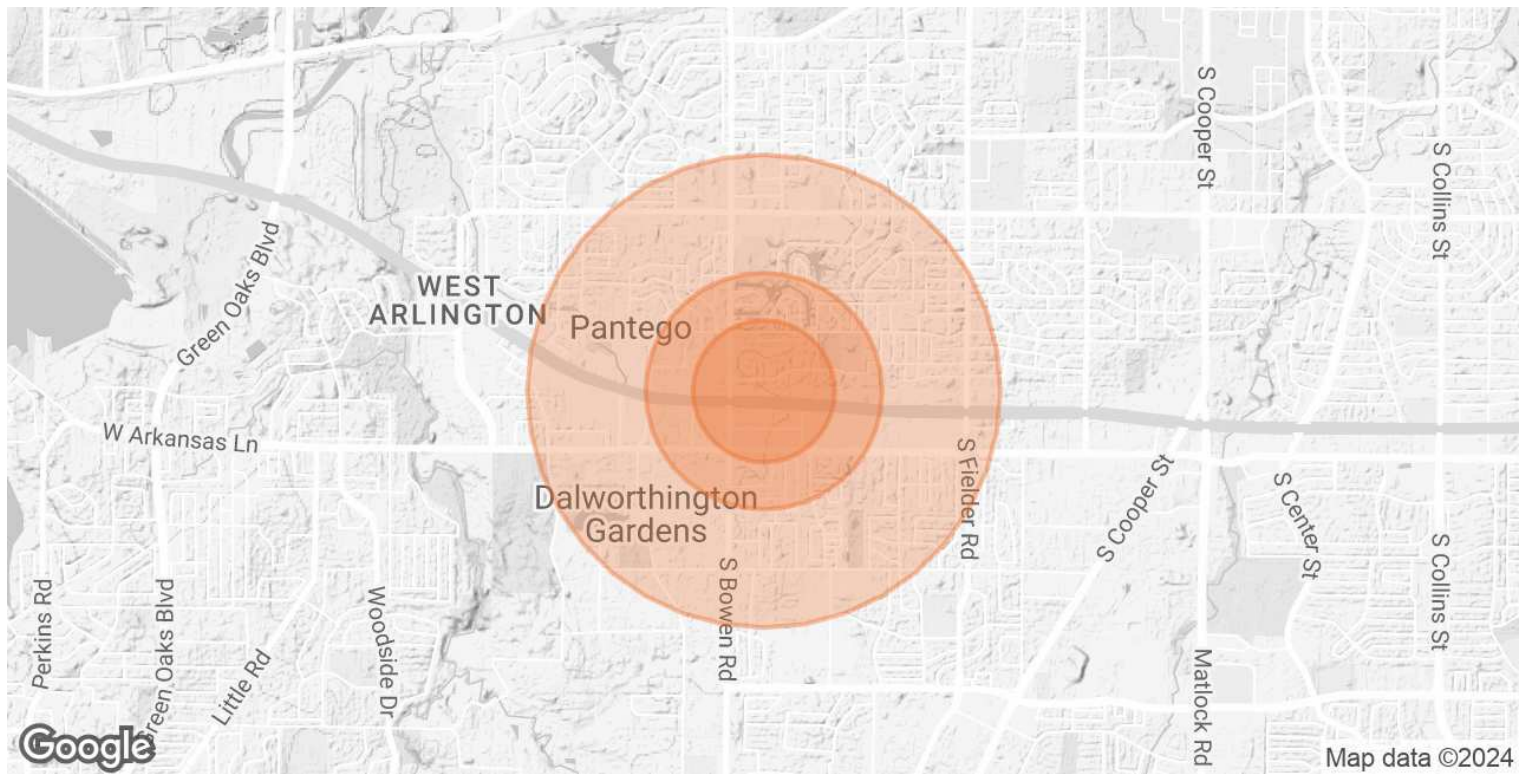
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

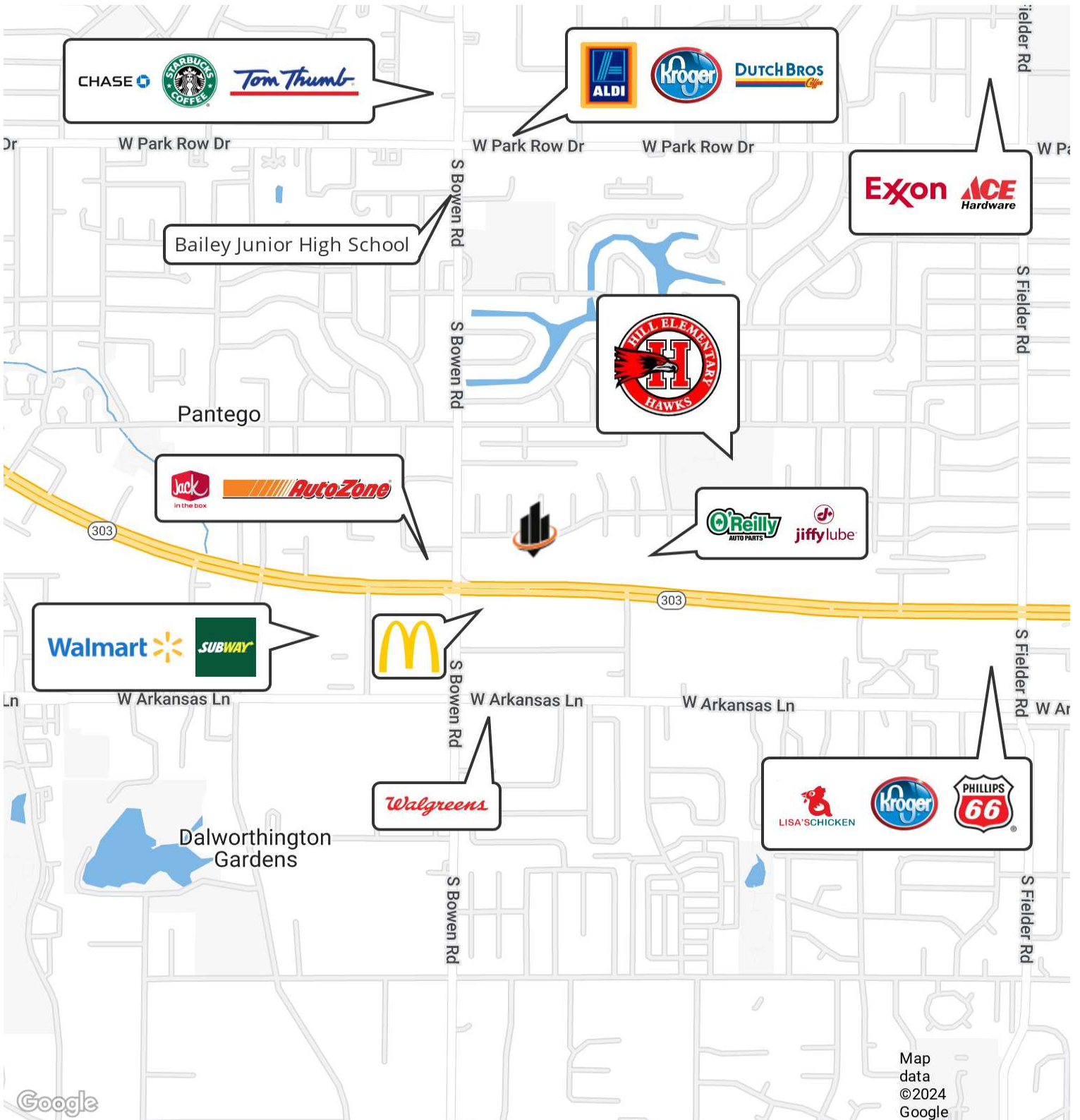


POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	584	2,130	11,455
AVERAGE AGE	41	40	42
AVERAGE AGE (MALE)	40	39	40
AVERAGE AGE (FEMALE)	42	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	218	820	4,603
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$84,167	\$84,327	\$87,723
AVERAGE HOUSE VALUE	\$304,446	\$292,382	\$309,368

Demographics data derived from AlphaMap

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RETAILER MAP



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