

TWO RETAIL SUITES FOR LEASE
SUITE 109 AT ~833 SF AND SUITE 111 AT ~740 SF
4311 LITTLE ROAD IN ARLINGTON, TEXAS



*Available
Suites*

PROPERTY INFORMATION

- Flanked by a pediatric office and pizza restaurant, both suites have great visibility and high traffic.
- Suite 109 has approximately 833 SF.
- Suite 111 (a previous nail salon) has about 740 SF.
- Surrounded by an established residential area with many commercial businesses serving these residents.
- A 5.9% population growth rate is predicted for 2025 from today's 230K residents within 5 miles of this location, with the average age remaining in the upper 30s.
- Current household income is about \$95K with home values at \$191K, all within just 1 mile from the location.
- See more photos and mapping on the following pages.



STREET SIGNAGE
PARKING
ACCESSIBILITY
ATTRACTIVE VIEWS
FROM PARKING
LOT, MEDIANS,
AND STREETS



SURROUNDED BY ESTABLISHED RESIDENTIAL AREAS



Arlington Public Library
- Lake Arlington Branch

Austin Driving School

Paul Catholic

4311 LITTLE RD



NEARBY BUSINESSES INCLUDE (WITHIN 1 MILE)

FINANCIAL



HEALTHCARE



CONSUMER



RESTAURANTS AND ENTERTAINMENT

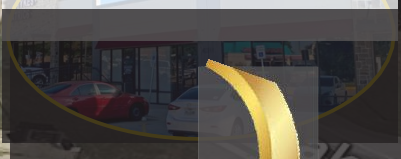




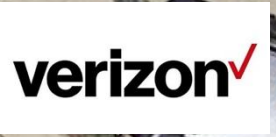
JOIN THIS VIBRANT COMMUNITY



4311 LITTLE RD



BURGER STREET



Office Park Dr

Office Park Dr

Little Road

Green Oaks Blvd



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