

# TWO RETAIL SUITES FOR LEASE

SUITE 109 AT ~833 SF AND SUITE 111 AT ~740 SF

4311 LITTLE ROAD IN ARLINGTON, TEXAS



[GLACIERCOMMERCIAL.COM](http://GLACIERCOMMERCIAL.COM)



## 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.



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



Arlington Public Library  
- Lake Arlington Branch

Austin Driving School

# SURROUNDED BY ESTABLISHED RESIDENTIAL AREAS



# NEARBY BUSINESSES INCLUDE (WITHIN 1 MILE)

## FINANCIAL



## HEALTHCARE



All Care Professional Home Health, Inc.



## CONSUMER



Great Clips



Firestone



## RESTAURANTS AND ENTERTAINMENT



DUNKIN'





Troy Ln



# JOIN THIS VIBRANT COMMUNITY



Office Park Dr

Auto Bath Car Wash



Little Road

4311 LITTLE RD



BURGER STREET



Office Park Dr



All Care Professional  
Home Health, Inc.



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