

# TWO RETAIL SUITES FOR LEASE

SUITE 109 AT ~833 SF AND SUITE 111 AT ~740 SF  
4311 LITTLE ROAD IN ARLINGTON, TEXAS



## 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, MEDIANS,  
AND STREETS





# SURROUNDED BY ESTABLISHED RESIDENTIAL AREAS





# NEARBY BUSINESSES INCLUDE (WITHIN 1 MILE)

## FINANCIAL



## HEALTHCARE



## CONSUMER



## RESTAURANTS AND ENTERTAINMENT







# JOIN THIS VIBRANT COMMUNITY

4311 LITTLE RD

**TITLEMAX**

**PAPA JOHN'S**

**In Bloom**  
Flowers, gifts, and more

**BURGER STREET**

**DUNKIN'**

**verizon**

**Firestone**  
Auto Care

**MOVIE TAVERN**  
MOVIES NEVER TASTED SO GOOD!

**BRAUM'S**

**Lotus Cafe**  
PHO SPRING ROLL BOBA

**BANK OF AMERICA**

**LifeStorage**

**CHASE**

**STARBUCKS COFFEE**

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