



# GREEN OAKS PLAZA

4401 Little Rd. | ARLINGTON, TX 76106



GORDONPARTNERS



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
110	Available	504	300	iLash Barbies	2,397	360	Iris Bagels	1,435	520	NextCare	3,530	650	Available	2,175
130	Mora's Jewelry	510	307	Premier Martial Arts	1,400	380	HotWorx Yoga	1,800	530	Tiff's Treats	1,752	655	Tropical Smoothie	1,253
150	Supercuts	1,540	312	Oasis Spa	1,518	385	Available	2,200	550	The UPS Store	1,200	660	Wingstop	2,250
5723	Black Rock Coffee	2,390	325	Allstate Insurance	1,071	395	ISIS Elite Training	3,300	580	Herbs Indian Rest.	4,815	680	Pinch A Penny Pools	2,382
5727	LOOK Cinemas	26,760	330	Hardin Computers	1,440	410	Boss Cleaners	2,205	590	Chipotle	2,516	690	Athletico	2,500
200	Hound Hut	650	340	GNC	1,400	430	O'Brien Doors	1,944	600	Arlington Dentistry	3,200	700	Handel's Ice Cream	2,352
250	Nails By Pro	1,015	350	Available	1,500	480	Pending	1,241	610	Chicago Pizza	780	5715A	DDS Dentures	5,530
290	Available	900	490	ThriveWorks	1,612	490	ThriveWorks	1,612	625	Palm Beach Tan	3,153	5715B	Cosmo Nail Bar	3,110

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM

→ 103,000 SF

→ Grocery Anchored

→ 200,000 cars per day

→ 40 businesses



Population (2023)

1 mile	11,388
3 mile	84,857
5 mile	222,073

Avg. HH Income (2023)

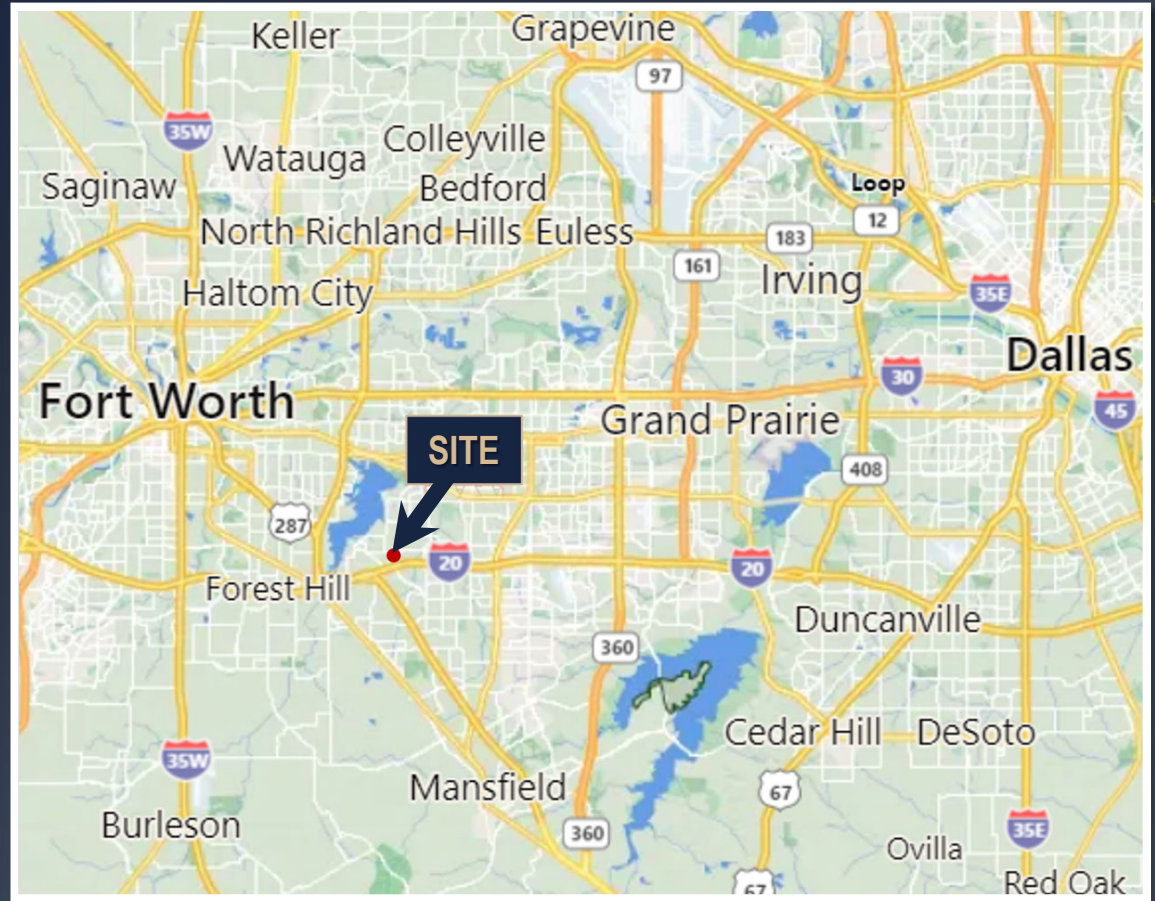
1 mile	\$126,667
3 mile	\$125,170
5 mile	\$108,911

Employees

1 mile	9,345
3 mile	68,703
5 mile	176,000

Traffic Counts (daily)

I-20	186,490
Little Rd.	31,000
Green Oaks Blvd.	29,820



TENANTS INCLUDE:



AREA RETAILERS



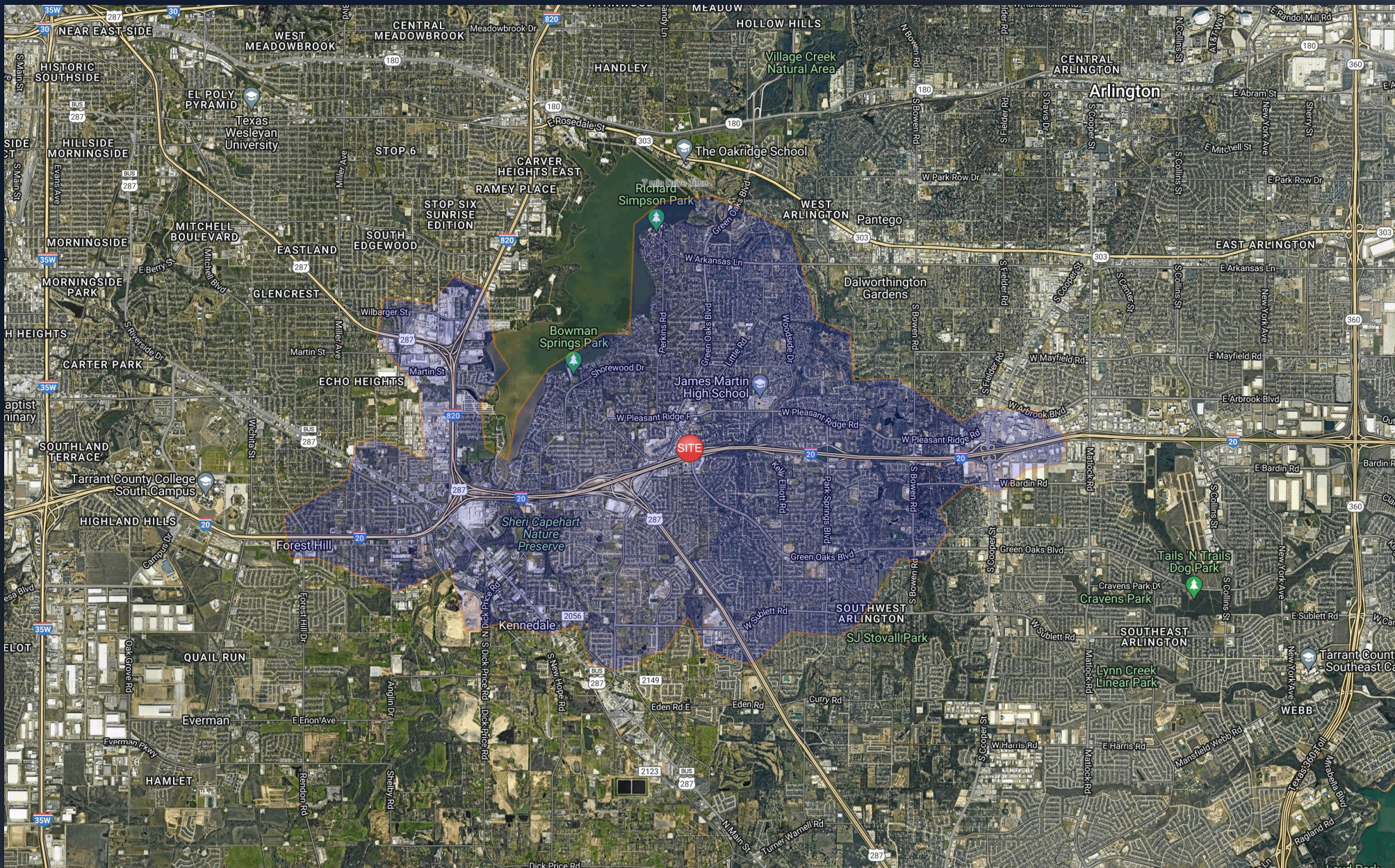






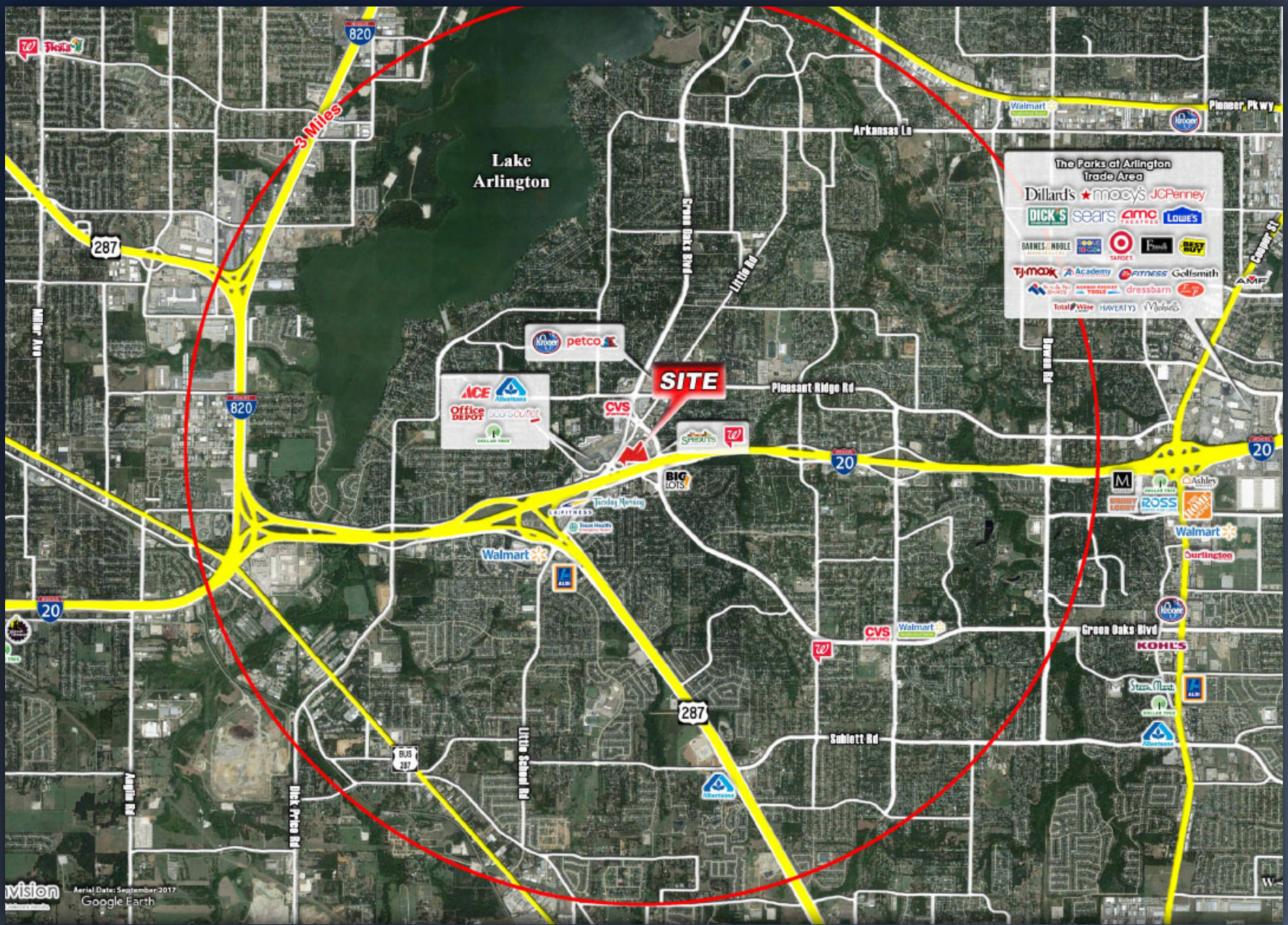
- ➔ Signalized intersection
- ➔ I-20 & Little Rd. frontage
- ➔ Nine access points
- ➔ Shadow Grocery

➔ 82,000 people     
 ➔ 30,500 Households     
 ➔ \$121K Avg. HH Income     
 ➔ 23,000 Employees





➔ 53,000 people    
 ➔ 21,000 Households    
 ➔ \$128K Avg HH Income    
 ➔ 11,000 Employees



vision  
 Aerial Date: September 2017  
 Google Earth



AT&T Stadium (2 million annual visits)



Fort Worth Stock Yards (3 million annual visits)



Six Flags over Texas (3 million annual visits)



DFW Airport – 2,000 employees



University of Texas Arlington (34,000 students)



Downtown Dallas

