

SOUTHWEST PLAZA

ARLINGTON, TX | 4400 Little Road

FOR LEASE



DESCRIPTION:

Southwest Plaza is a prominent neighborhood retail center located in Arlington, Texas. Located in the robust retail area of Little Road and Interstate 20, the center brings in shoppers from many parts of DFW. The center is shadow anchored by Albertsons Grocery and occupied by a strong mix of national and regional tenants including Office Depot, American Freight, Cato, Ace Hardware, Cici's Pizza, Sally Beauty, Hallmark and Chapp's Hamburgers to name a few.

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2019 Population	2,825	81,699	222,437
Households	4,920	30,973	80,140
Daytime Population	12,079	63,381	199,727
Average HH Income	\$102,849	\$100,152	\$84,654

AVAILABLE:

Ste 331 - 2,500 SF (Former Dental Office)
Ste 311 - 2,400 SF
Ste 279 - 1,915 SF
Ste. 105 – 25,200 SF

RATE:

\$16 - \$18 PSF – Ste. 331, 311 & 279
Call for Rates – Ste. 105

NNN:

\$5.38 PSF (2024)

TRAFFIC COUNTS:

Little Rd.: 26,369 VPD (CoA 2017)
Poly Webb Rd: 6,372 VPD (CoA 2017)
Interstate 20: 191,205 VPD (TXDOT 2019)

PRIDE
COMMERCIAL PROPERTIES

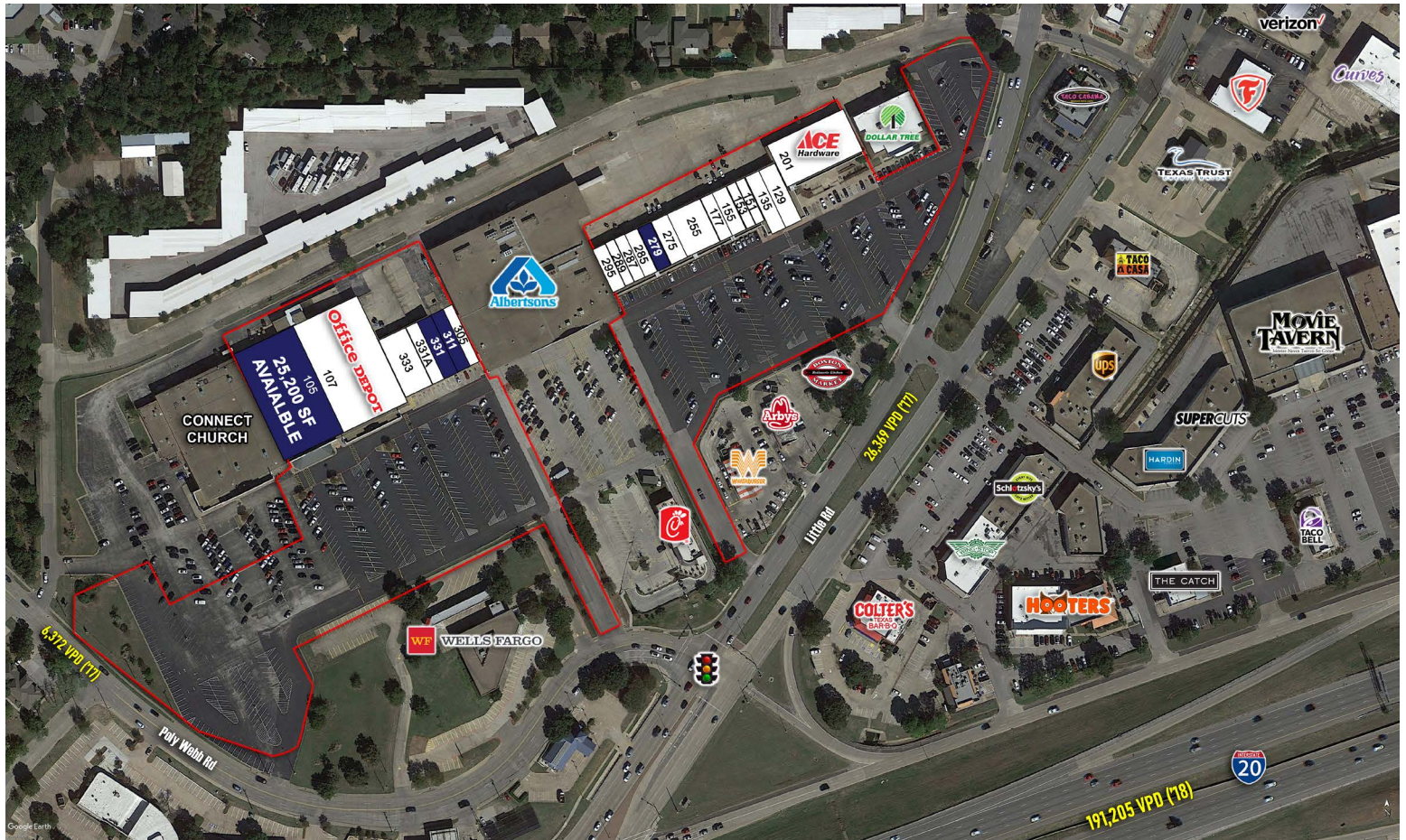
MANUEL RAMON
972.591.4429
manuel@pridedfw.com

MICHAEL DUBOIS
214-629-4042
michael@pridedfw.com

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TENANT	SUITE	SIZE
AVAILABLE	105	25,200
Office Depot	107	25,465
CBD Plus USA	129	2,203
CiCi's Pizza	135	4,324
Leased	151	1,242
Chapps Hamburger Cafe	153	1,782
Retro Madness	155	1,738
Spatique	177	1,420
Ace Hardware	201	10,825
Gene Allen's Hallmark	255	5,941
French Nails	275	2,580

TENANT	SUITE	SIZE
AVAILABLE	279	1,915
Asian Bowl	285	2,000
Lucky Pup Grooming	287	1,600
Helfin's Hairport	289	1,280
High Tech Insurance	295	1,840
Sally Beauty Supply	305	1,600
AVAILABLE	311	2,400
AVAILABLE - 2nd Gen Dental	331	2,500
Sleep City	331A	2,210
Cato Fashions	333	4,809

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Pride Retail Properties LLC	9008564	manuel@pridedfw.com	972-591-4429
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date