

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, Goodwill, 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 311 - 2,400 SF
Ste 331A - 2,210 SF

RATE:

\$20.00 PSF

NNN:

\$5.38 PSF (2025)

TRAFFIC COUNTS:

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

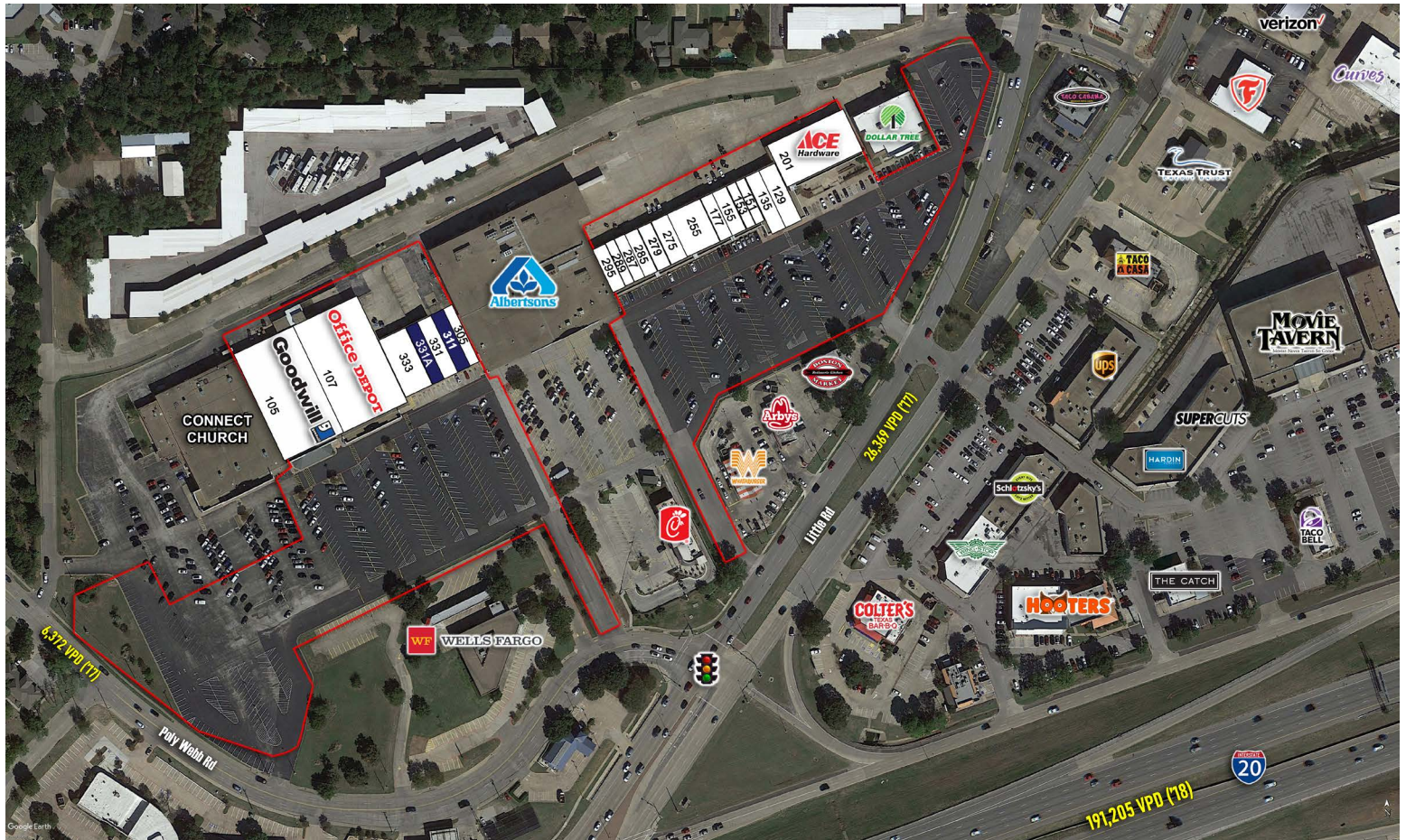
PRIDE
COMMERCIAL PROPERTIES

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TENANT

TENANT	SUITE	SIZE
Goodwill Store	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
Wingstop	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

TENANT	SUITE	SIZE
Lucky Pup Boarding	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
Emergency Dental	331	2,500
AVAILABLE	331A	2,210
Cato Fashions	333	4,809

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