

4401 Little Rd. | ARLINGTON, TX 7610





Site Plan



Suite Tenant	<u>SF</u>	Suite Tenant	<u>SF</u>	Suite Tenant	<u>SF</u>	Suite Tenant	SF	Suite Tenant	<u>SF</u>
 Balloon Mania Mora's Jewelry Supercuts Black Rock Coffee LOOK Cinemas Hound Hut Nails By Pro Available 	504 510 1,540 2,390 26,760 650 1,015 900	 300 iLash Barbie 305 Pending 307 Premier Martial Arts 312 Oasis Spa 325 All State 330 Hardin Computers 340 GNC 350 Thrive Wellness 	2,397 547 1,400 1,518 1,071 1,440 1,400 1,500	 360 Iris Bagels 380 HotWorx Yoga 385 Available 395 ISIS Elite Training 410 Boss Cleaners 430 O'Brien Doors 480 WayMaker 490 ThriveWorks 	1,435 1,800 2,200 3,300 2,205 1,944 1,241 1,612	 520 NextCare 530 Tiff's Treats 550 The UPS Store 580 Pending 590 Chipotle 600 Arlington Dentistry 610 Chicago Pizza 625A Palm Beach Tan 	3,530 1,752 1,200 4,815 2,516 3,200 780 1,935	 625B Available 650 Pending 655 Tropical Smoothie 660 Available 680 Pinch A Penny Pools 690 Athletico 700 Handel's Ice Cream 5715A DDS Dentures 5715B Cosmo Nail Bar 	1,218 2,175 1,253 2,250 2,382 2,500 2,352 5,530 3,110

LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM



Area Data

Population (2024)

1 mile	11,202
3 mile	85,599
5 mile	222,073

Avg. HH Income (2024)

1 mile	\$129,701
3 mile	\$127,011
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

Grapevine Keller Watauga Colleyville Bedford Saginaw North Richland Hills Euless Irving Haltom City Dallas Fort Worth **Grand Prairie** Forest Hil Duncanville Cedar Hill DeSoto Mansfield Burleson Ovilla Red Oak

TENANTS INCLUDE:



AREA RETAILERS













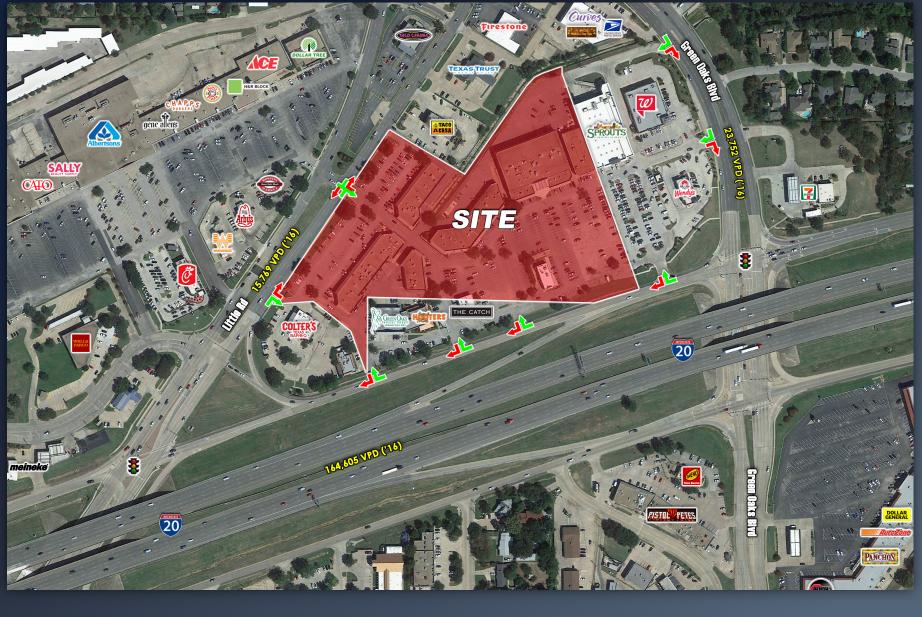
Property Photos









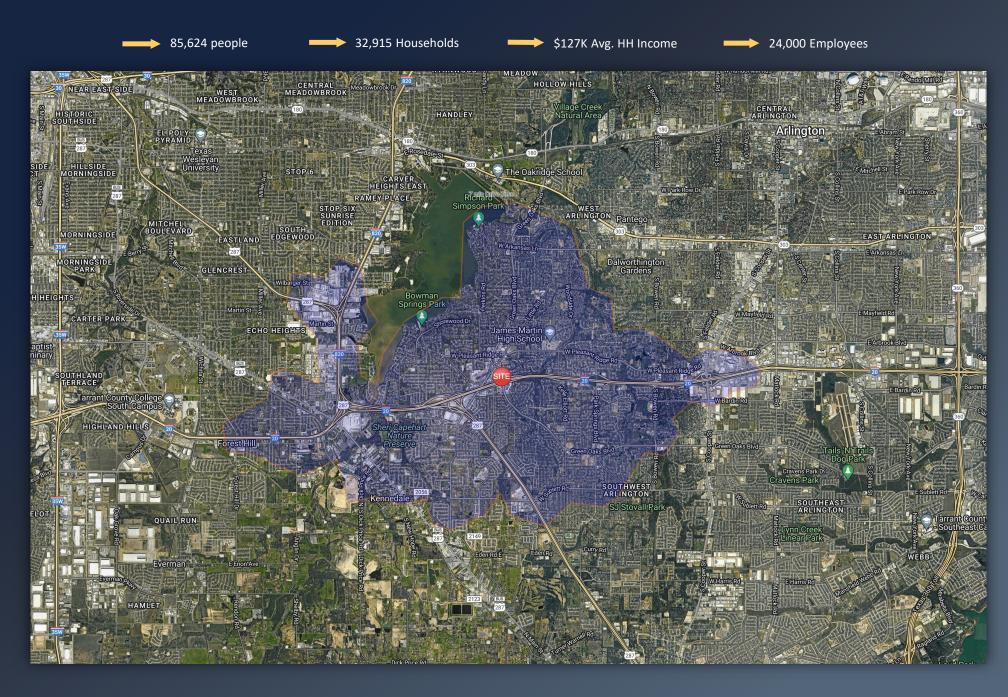


Signalized intersection

→ I-20 & Little Rd. frontage

Nine access points

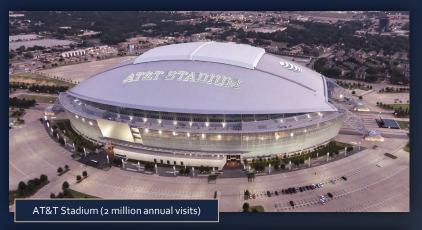
→ Shadow Grocery



3-Mile

85,624 people 32,915 Households \$128K Avg HH Income 20,975 Employees Lake Arlington Dillard's ★MOCYS JCPenney DICKS Sears Ame Lowes Total Wine HAVERTYS Michaels



















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 WNER (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:
 - o 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
 - o 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.

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