



GREEN OAKS PLAZA

4401 Little Rd. | ARLINGTON, TX 76106



GORDON PARTNERS



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
110	Balloon Mania	504	300	iLash Barbie	2,397	360	Iris Bagels	1,435	520	NextCare	3,530
130	Mora's Jewelry	510	305	Pending	547	380	HotWorx Yoga	1,800	530	Tiff's Treats	1,752
150	Supercuts	1,540	307	Premier Martial Arts	1,400	385	Available	2,200	550	The UPS Store	1,200
5723	Black Rock Coffee	2,390	312	Oasis Spa	1,518	395	ISIS Elite Training	3,300	580	Pending	4,815
5727	LOOK Cinemas	26,760	325	All State	1,071	410	Boss Cleaners	2,205	590	Chipotle	2,516
200	Hound Hut	650	330	Hardin Computers	1,440	430	O'Brien Doors	1,944	600	Arlington Dentistry	3,200
250	Nails By Pro	1,015	340	GNC	1,400	480	WayMaker	1,241	610	Chicago Pizza	780
290	Available	900	350	Thrive Wellness	1,500	490	ThriveWorks	1,612	625A	Palm Beach Tan	1,935
									625B	Available	1,218
									650	Pending	2,175
									655	Tropical Smoothie	1,253
									660	Available	2,250
									680	Pinch A Penny Pools	2,382
									690	Athletico	2,500
									700	Handel's Ice Cream	2,352
									5715A	DDS Dentures	5,530
									5715B	Cosmo Nail Bar	3,110

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

➡ 103,000 SF ➡ Grocery Anchored ➡ 200,000 cars per day ➡ 40 businesses



Population (2024)

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

Avg. HH Income (2024)

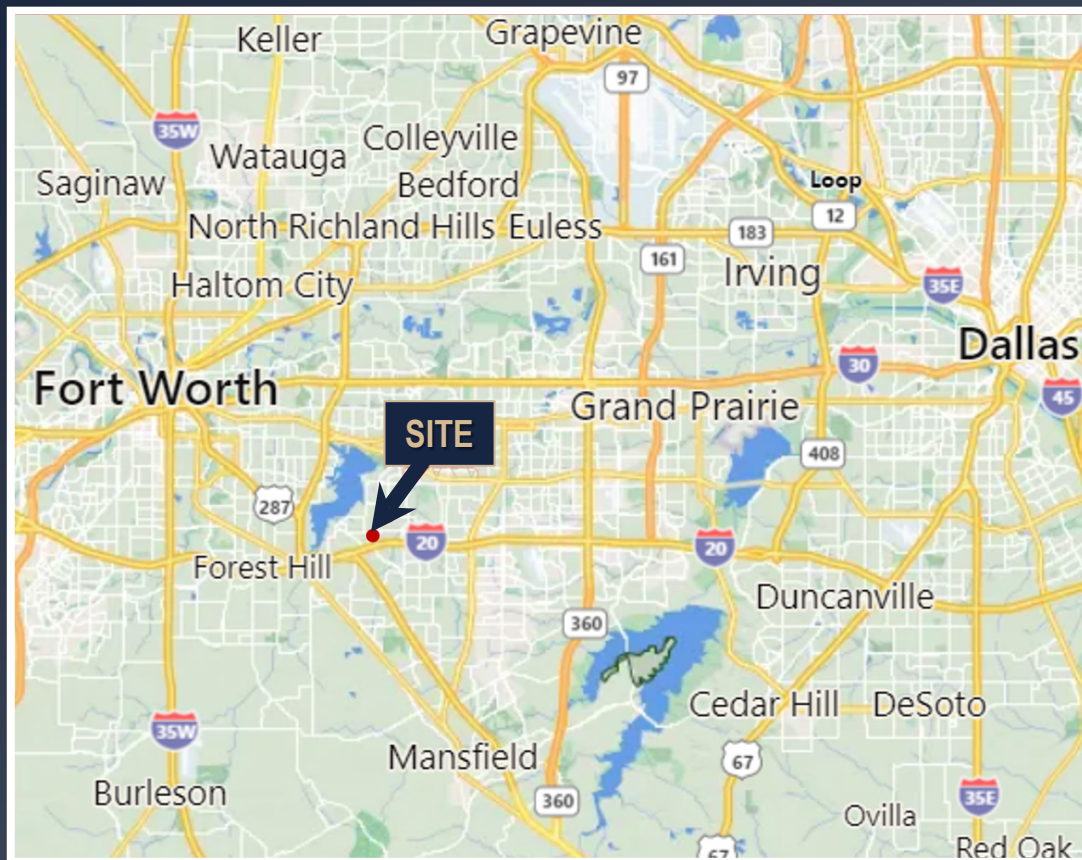
1 mile	\$129,701
3 mile	\$127,011
5 mile	\$108,911

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



TENANTS INCLUDE:



AREA RETAILERS



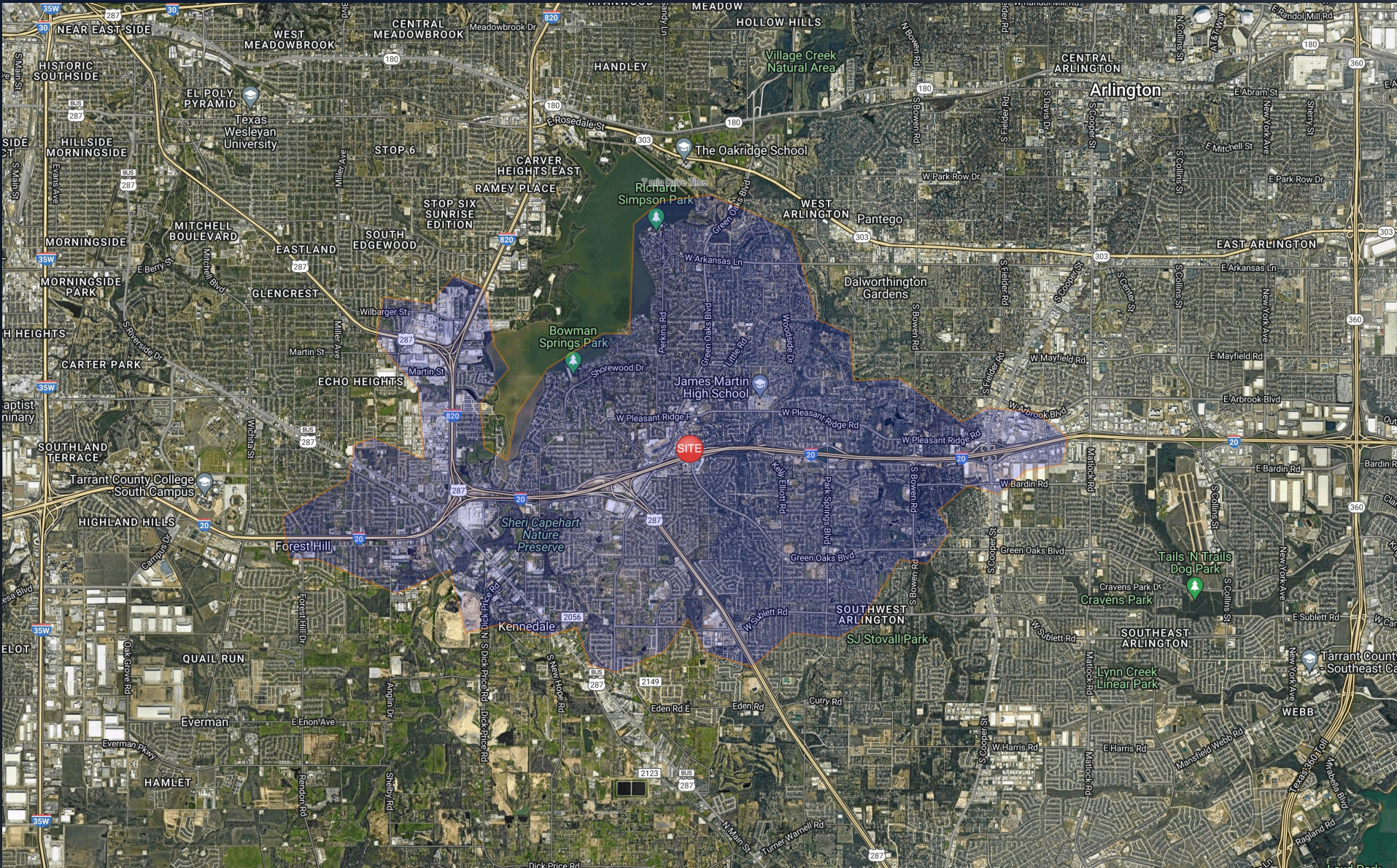




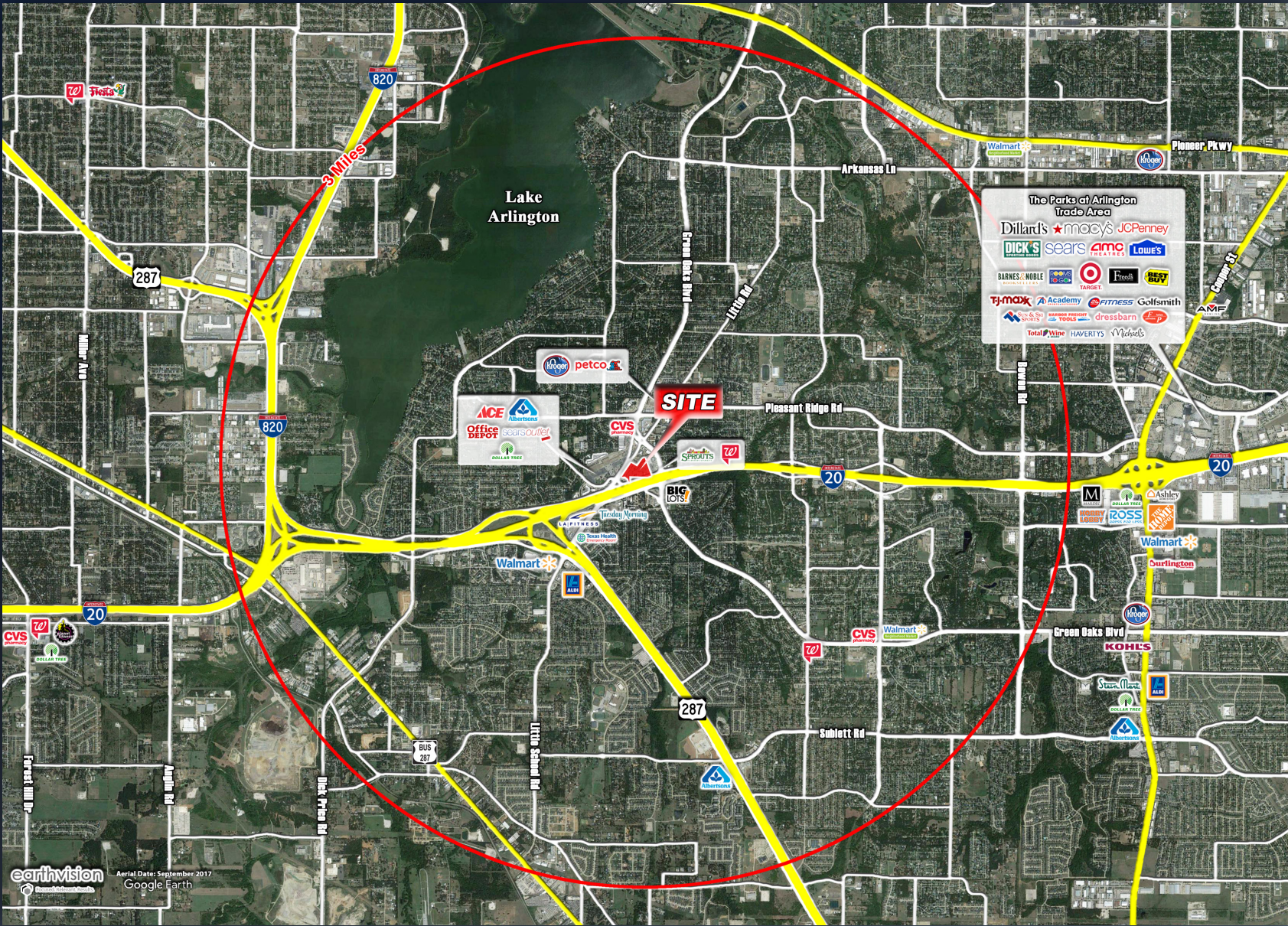


➡ Signalized intersection ➡ I-20 & Little Rd. frontage ➡ Nine access points ➡ Shadow Grocery

➡ 85,624 people ➡ 32,915 Households ➡ \$127K Avg. HH Income ➡ 24,000 Employees



➔ 85,624 people ➔ 32,915 Households ➔ \$128K Avg HH Income ➔ 20,975 Employees

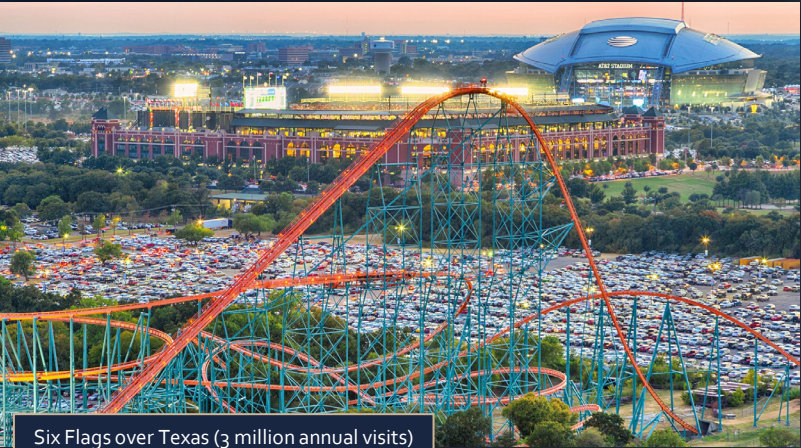




AT&T Stadium (2 million annual visits)



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



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



Date _____