



FAMILY-ORIENTED TENANT MIX

Little Elm Marketplace is anchored by Kroger Marketplace which includes a pharmacy and fuel center. The shopping center features an excellent mix of both pad users, in-line retailers and medical office. It has a family-oriented tenant mix including:

- Anytime Fitness
- One Main Financial
- Schlotzsky's
- Sola Salon Studios
- Smoothie King
- Pollo Regio
- Banfield Pet Hospital
- Sunny Street Café
- Arby's

PROPERTY OVERVIEW

Rental Rates: \$25.00 - \$35.00 PSF
 Available Space: 4,708 SF (Available 2/1/2021)

NNN: \$10.69 PSF

TRAFFIC COUNTS

- Kroger : +/- 30,000 Customers Per Week
- FM 423 : 34,000 Cars Per Day
- Little Elm Parkway : 15,914 Cars Per Day

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	16,138	71,834	128,806
Median Age:	31	33	33
Median HH Income:	\$91,871	\$98,708	\$94,254

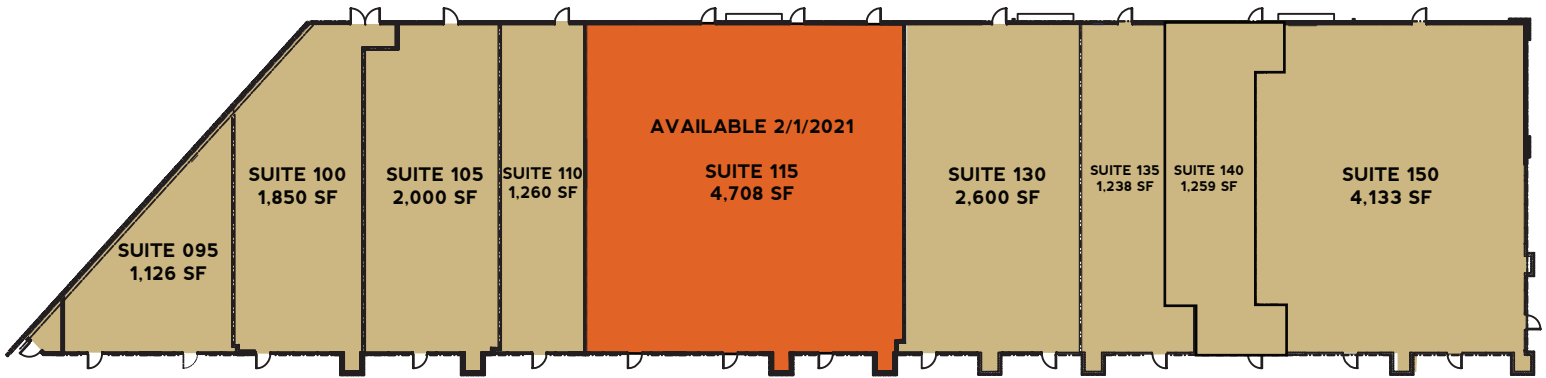
TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
095	Freedom Cleaners	150	Anytime Fitness	215	Yum Asian Bistro
100	Zip It Postal & Auction Centers	155	Sunny Street Café	220	Handel's Homemade Ice Cream
105	Luxury Nails & Spa	165	Bracify Orthodontics	300	Arby's
110	Fantastic Sams	180	Sola Salon Studios	310	OneMain Financial
115	AVAILABLE - 4,708 SF (2/1/2021)	200	Pollo Regio	320	Smoothie King
130	The One Martial Arts	205	Woodlake Family Dentistry	3	Schlotzsky's
135	SOI Brow	210	Wink Eye Care	4	Hat Creek Burger Co.
140	Farmers Insurance			5A	Banfield Pet Hospital
				5B	Kroger Fuel Center

SITE PLAN



RETAIL 6A | 20,195 SF



OUTLOT 2 | 10,500 SF

