



FAMILY-ORIENTED TENANT MIX

Little Elm Marketplace is anchored by a Kroger Marketplace which includes a pharmacy and fuel center. The shopping center features excellent retail opportunities for both pad-users and in-line retailers as well as ground lease opportunities. It has a family-oriented tenant mix including:

- Centennial Pediatrics
- Baylor Scott & White Health
- Woodlake Family Dentistry
- Anytime Fitness
- Smoothie King
- Fantastic Sams
- Arby's
- Schlotzsky's
- Pollo Regio

PROPERTY OVERVIEW

Rental Rates: \$25.00 - \$35.00 PSF
 Available Space: 1,236 - 12,000 SF
 NNN: \$8.90 PSF

TRAFFIC COUNTS

- Kroger : +/- 30,000 Customers Per Week
- FM 423 : 36,681 Cars Per Day
- Little Elm Parkway : 26,142 Cars Per Day

DEMOGRAPHICS

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

For leasing information:
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TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
095	Freedom Cleaners	135	SOI Brow	215	Yum Asian Bistro
100	Zip It Postal & Auction Centers	140	141 Reflexology	220	2,013 SF Available
105	Luxury Nails & Spa	150	Anytime Fitness	300	Arby's
110	Fantastic Sams	200	Pollo Regio	310	1,236 SF Available
115	Centennial Pediatrics	205	Woodlake Family Dentistry	320	Smoothie King
130	US White Tiger Martial Art	210	Wink Eye Care	3	Schlotzsky's
				5B	Kroger Fuel Center

ADDITIONAL OPPORTUNITIES

- Outlot 4** 1.15 Acres Available | Ground Lease or Sale
- Outlot 5A** Reserved for future development
- Retail 6B** 12,000 SF Available

SITE PLAN

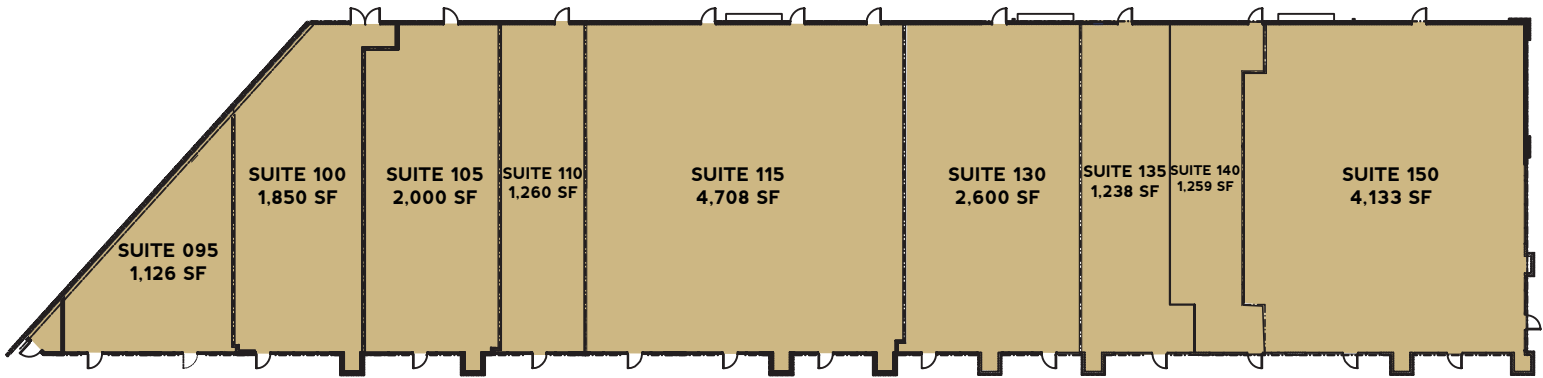


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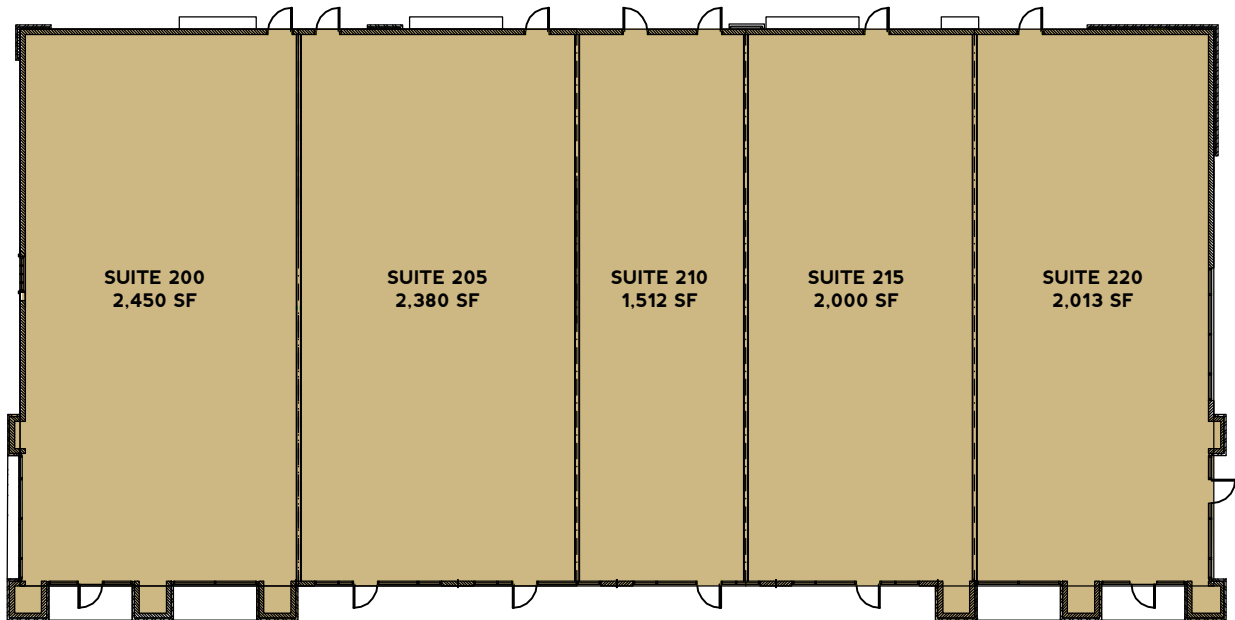
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RETAIL 6A | 20,195 SF



OUTLOT 2 | 10,500 SF



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