



FAMILY-ORIENTED TENANT MIX

Little Elm Marketplace is anchored by a Kroger Signature Store 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:

- Anytime Fitness
- Del Taco
- Yum Asian Bistro
- Luxury Nails & Spa
- Freedom Cleaner
- Fantastic Sam's
- White Tiger Martial Arts

PROPERTY OVERVIEW

Rental Rates:	\$25-35.00 PSF
Available Space:	1,238 - 20,000 SF
Triple NNN:	\$7.00 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	1Mile	3Mile	5Mile
Population:	17,765	79,545	141,710
Median Age:	31	31	32
Median HH Income:	\$96,795	\$93,091	\$88,309

TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
095	Freedom Cleaners	135	1,238 SF Available/Divisible	215	Yum Asian Bistro
100	Zip It Postal & Auction Centers	140	1,259 SF Available/Divisible	220	Greater Dallas Healthcare Enterprises
105	Luxury Nails & Spa	150	Anytime Fitness	320	1,800 SF Available/Divisible
110	Fantastic Sam's	200	Del Taco	300	2,950 SF Available/Divisible
115	4,708 SF Available	205	Woodlake Family Dentistry		
130	US White Tiger Martial Art	210	Wink Eye Care		

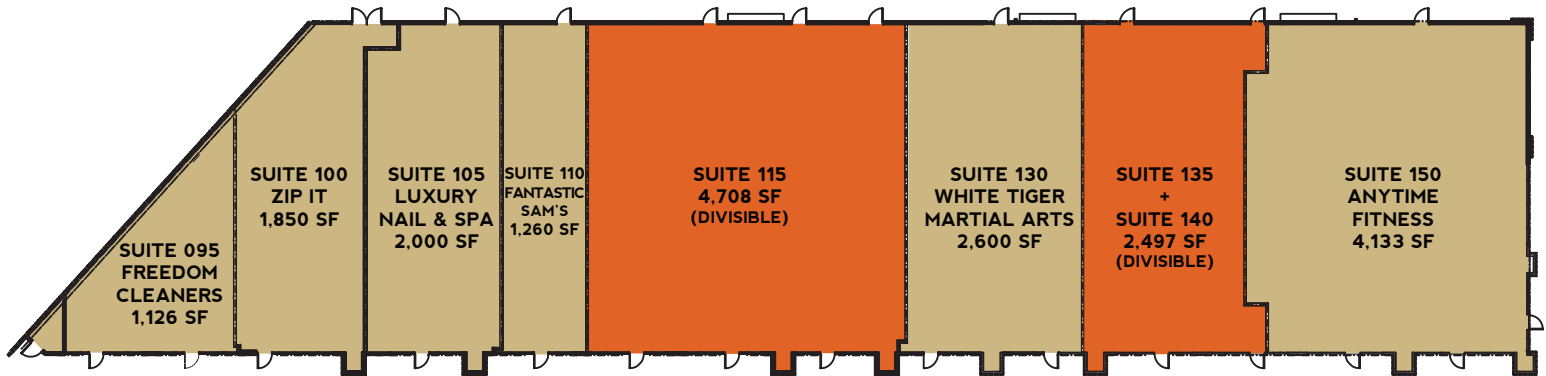
ADDITIONAL OPPORTUNITIES

Outlot 3	1.13 Acres Available Ground Lease	Outlot 5	Reserved for future development
Outlot 4	1.15 Acres Available Ground Lease or Sale	Retail 6B	20,000 SF Available

SITE PLAN



RETAIL 6A | 20,195 SF



OUTLOT 2 | 10,500 SF

