



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
- Sola Salon Studios
- Woodlake Family Dentistry
- Anytime Fitness
- Smoothie King
- Sunny Street Café
- Arby's
- Schlotzsky's
- Pollo Regio

PROPERTY OVERVIEW

Rental Rates: \$25.00 - \$35.00 PSF
 Available Space: 1,259 - 2,600 SF
 NNN: \$10.30 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:	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	150	Anytime Fitness	215	Yum Asian Bistro
100	Zip It Postal & Auction Centers	155	Sunny Street Café	220	2,013 SF Available
105	Luxury Nails & Spa	165	Bracify Orthodontics	300	Arby's
110	Fantastic Sams	180	Sola Salon Studios	310	OneMain Financial
115	Centennial Pediatrics	200	Pollo Regio	320	Smoothie King
130	Available	205	Woodlake Family Dentistry	3	Schlotzsky's
135	SOI Brow	210	Wink Eye Care	4	Hat Creek Burger Co.
140	Available			5B	Kroger Fuel Center

ADDITIONAL OPPORTUNITIES

Outlot 5A **0.92 Acres Available | Ground Lease or Built to Suit**

SITE PLAN



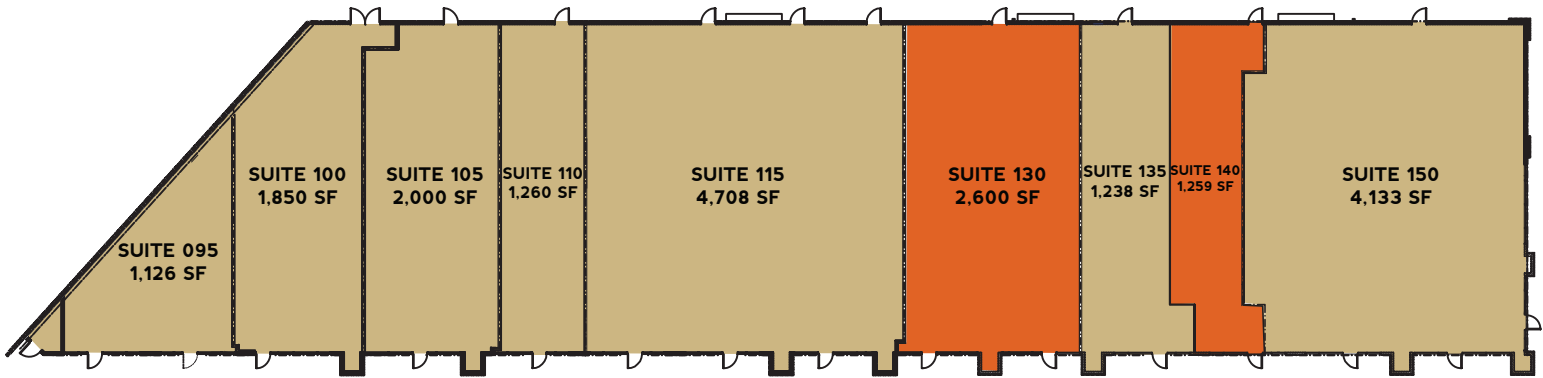
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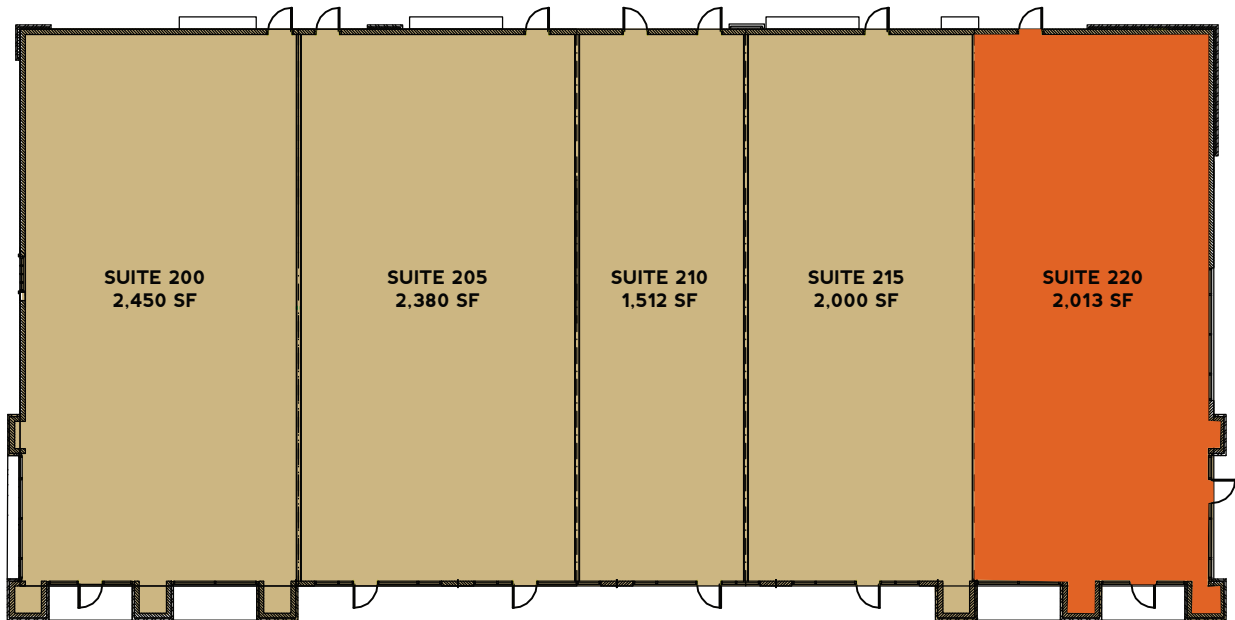
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RETAIL 6A | 20,195 SF



OUTLOT 2 | 10,500 SF



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