



FOR SALE

# Colony South

8824 GEYER SPRINGS ROAD, LITTLE ROCK, AR

Neighborhood Shopping Center

Offering Memorandum

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**Pricing:** \$6,750,000  
(\$50.35/SF)



## Building Specifications

Building Size	134,045 SF
Lot Size	9.24 Acres
Occupancy	99%
Zoning	C-3
Year Built	1973

## AMENITIES

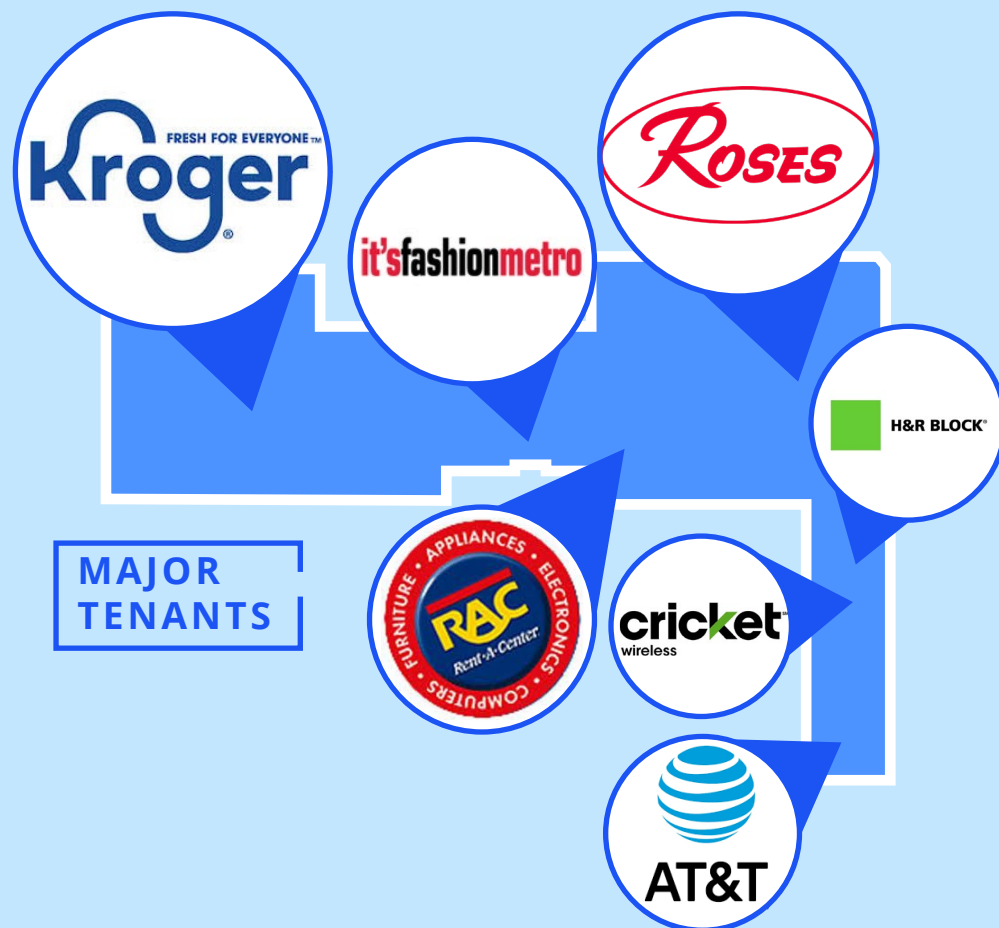
- Prime signalized corner
- Kroger Fuel Center on site (included in sale)
- High traffic intersection
- Personal service needs well represented in rent roll
- Recent capital improvements
- Grocer anchored for 30+ years
- Outparcel opportunity

## THE PROPERTY

Colony South Shopping Center is a neighborhood center located at the corner of Baseline and Geyer Springs Roads in the Southwest Little Rock submarket. Anchored by Kroger since 1992, this 134,045 SF center sits on 9.24 acres that includes a Kroger Fuel Center and is positioned at a signalized corner on the highest trafficked intersection in the submarket. The property benefits from long-term tenancy with average tenancy exceeding thirteen years for the current rent roll.

Kroger is the dominant grocer in the central Arkansas market, and well established in this location with over thirty-three years of occupancy. A recent lease term extension and interior remodel demonstrates their continued commitment to the center.

Recent capital improvements to the property include: a large section of the center being re-roofed, parking lot light conversion to LED, parking lot seal/stripping and new storefront awnings and exterior paint.





# Neighborhood map

