

For Sale

RETAIL PROPERTY

3412 S University Ave
Little Rock, AR



Moses Tucker
PARTNERS

501.376.6555 | mosestucker.com



Eric Nelson

Principal and Vice President of Brokerage

501.951.1802

enelson@mosestucker.com

Offering Summary

SALE PRICE:	\$1,350,000
CAP RATE:	6%
BUILDING SIZE:	±4,200 SF
LOT SIZE:	±0.57 Acres
YEAR BUILT:	2008

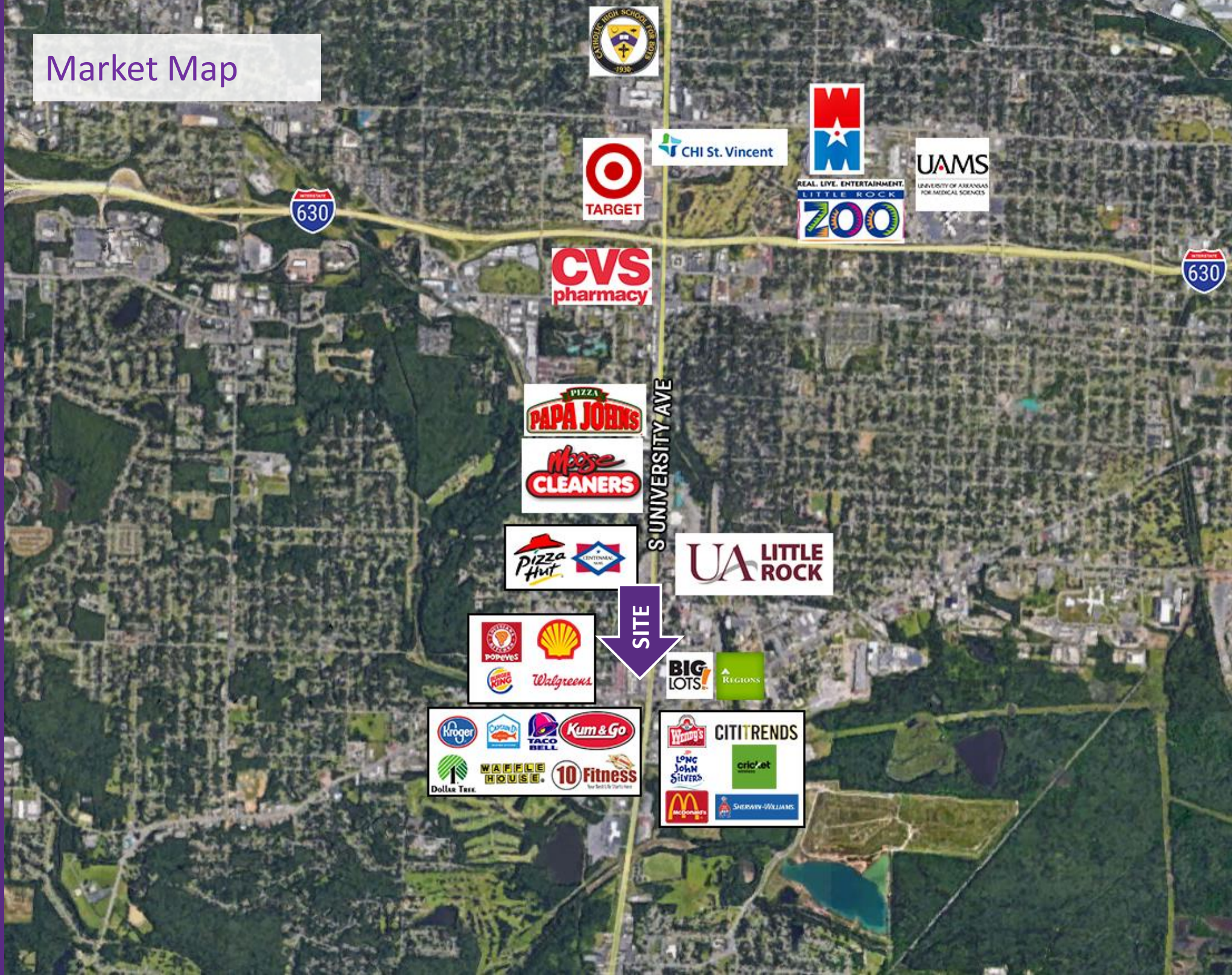


Property Highlights

- NNN Retail Center for Sale
- 100% Leased
- Tenants include Little Caesar's and Game X-Change
- Strong, multi-unit operators for both tenants
- Financials and Lease info available upon receipt of signed CA



Market Map



Aerial Map



UA LITTLE ROCK

SUBJECT PROPERTY

S UNIVERSITY AVE

34,000 VPD

Market Overview

The Little Rock-North Little Rock-Conway Metropolitan Statistical Area, is the most populous metro in the US State of Arkansas. With an estimated 2020 population of over 748,031, it is the most populated area in Arkansas. Often considered “Where America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstate, I-40, also runs through Little Rock. Little Rock is the state’s capital, and the city is also home to two Fortune 500 companies, Arkansas Children’s Hospital, and University of Arkansas for Medical Sciences (UAMS). The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	45,997	148,566	315,958
HOUSEHOLDS	25,903	63,746	132,229
AVERAGE AGE	37.6	38.1	39.1
AVERAGE HH INCOME	\$60,389	\$75,621	\$83,928
BUSINESSES	2,173	7,214	11,977
EMPLOYEES	50,007	115,300	248,233

Demographics

Based On 10 Mile Radius Around The Property



315,958

Population

132,229

2023 Households

39.1

Average Age (2023)

\$83,928

Average Household Income

11,977

Businesses (2023)



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS
200 River Market Ave
Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville

BRANCH OFFICE
805 S Walton Blvd
Suite 123
Bentonville, AR 72712
479.271.6118

FOR MORE INFORMATION CONTACT:

Eric Nelson

Principal & Vice President of Brokerage
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enelson@mosestucker.com

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