

Property Highlights

- **Reduced Sale Price: \$1,775,000**
- **Lease Rate: \$15.00 PER SF NNN**
- 11,948 SF office building on 1.02 acres
- 3,050 SF available for lease
- Currently utilized by medical office users
- Located at the southwest corner of University Ave. and Father Tribou St. (formerly Lee Avenue.) in "Midtown"
- Great visibility with exposure to 22,000 vpd
- Within Little Rock's established medical corridor (UAMS, CHI St. Vincent, Doctor's Building)

Traffic Counts

University Ave:	22,000 VPD (ARDOT '23)
Markham St:	18,000 VPD (ARDOT '23)
Interstate 630:	123,000 VPD (ARDOT '23)

Demographics

	1 Mile	3 Mile	5 Mile
2024 Population	10,141	71,825	152,178
Daytime Population	15,618	127,858	244,243
Households	5,089	33,129	70,195
Average HH Income	\$111,213	\$92,624	\$86,972



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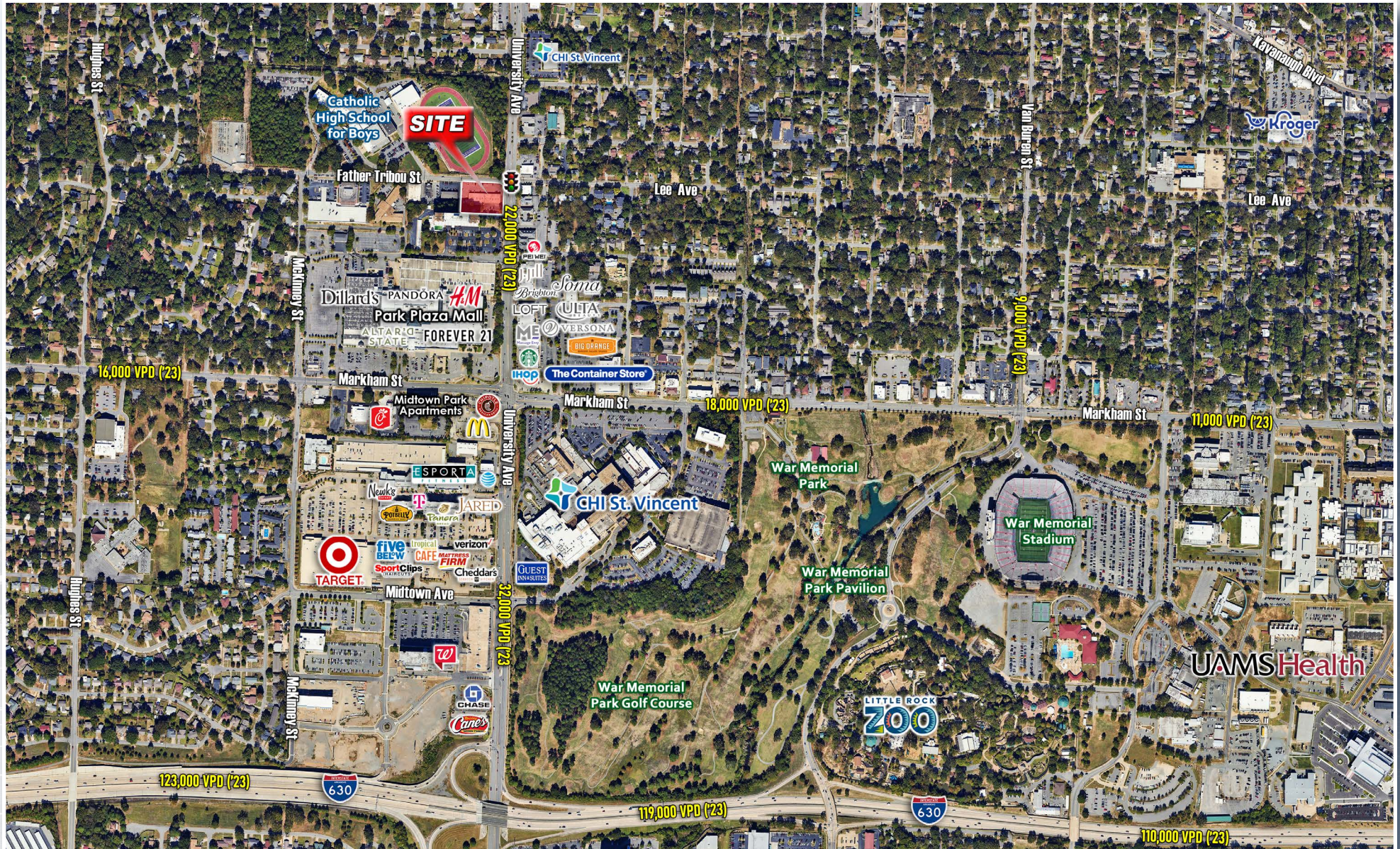
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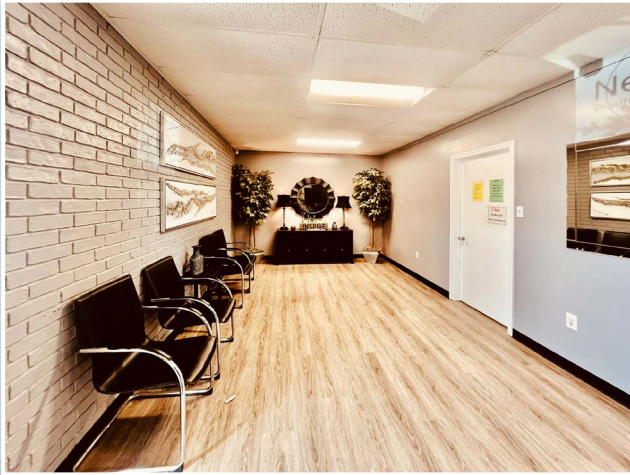
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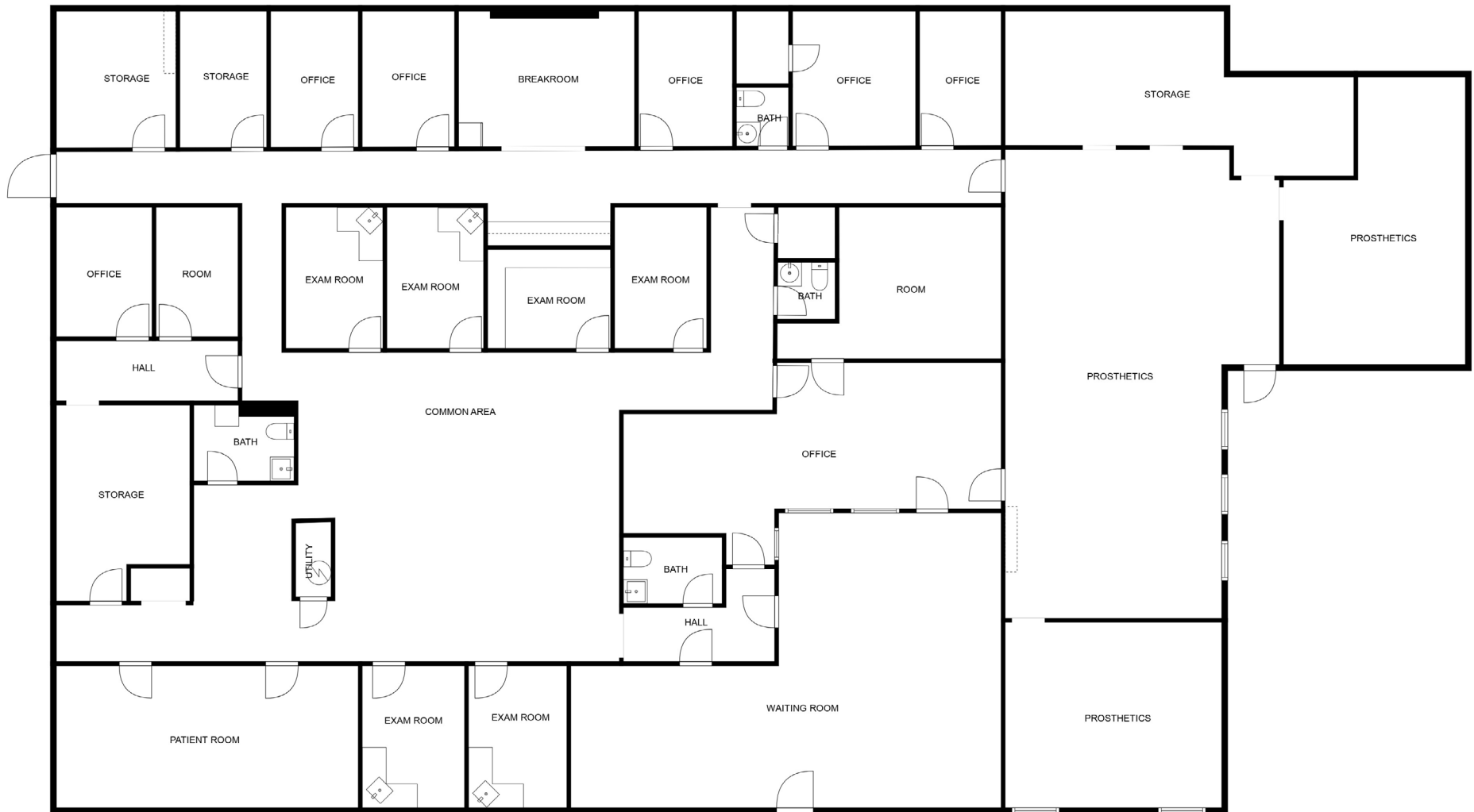
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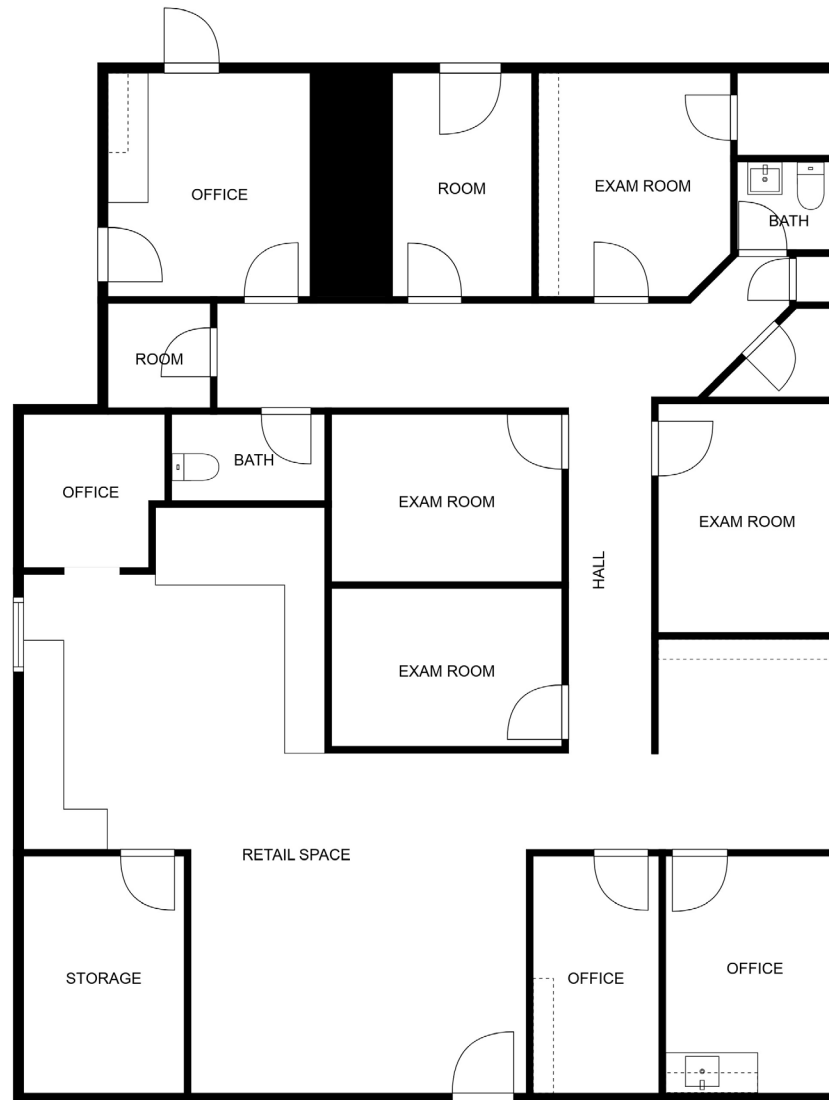
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN

LITTLE ROCK FAMILY EYE CARE: 1,922 SF



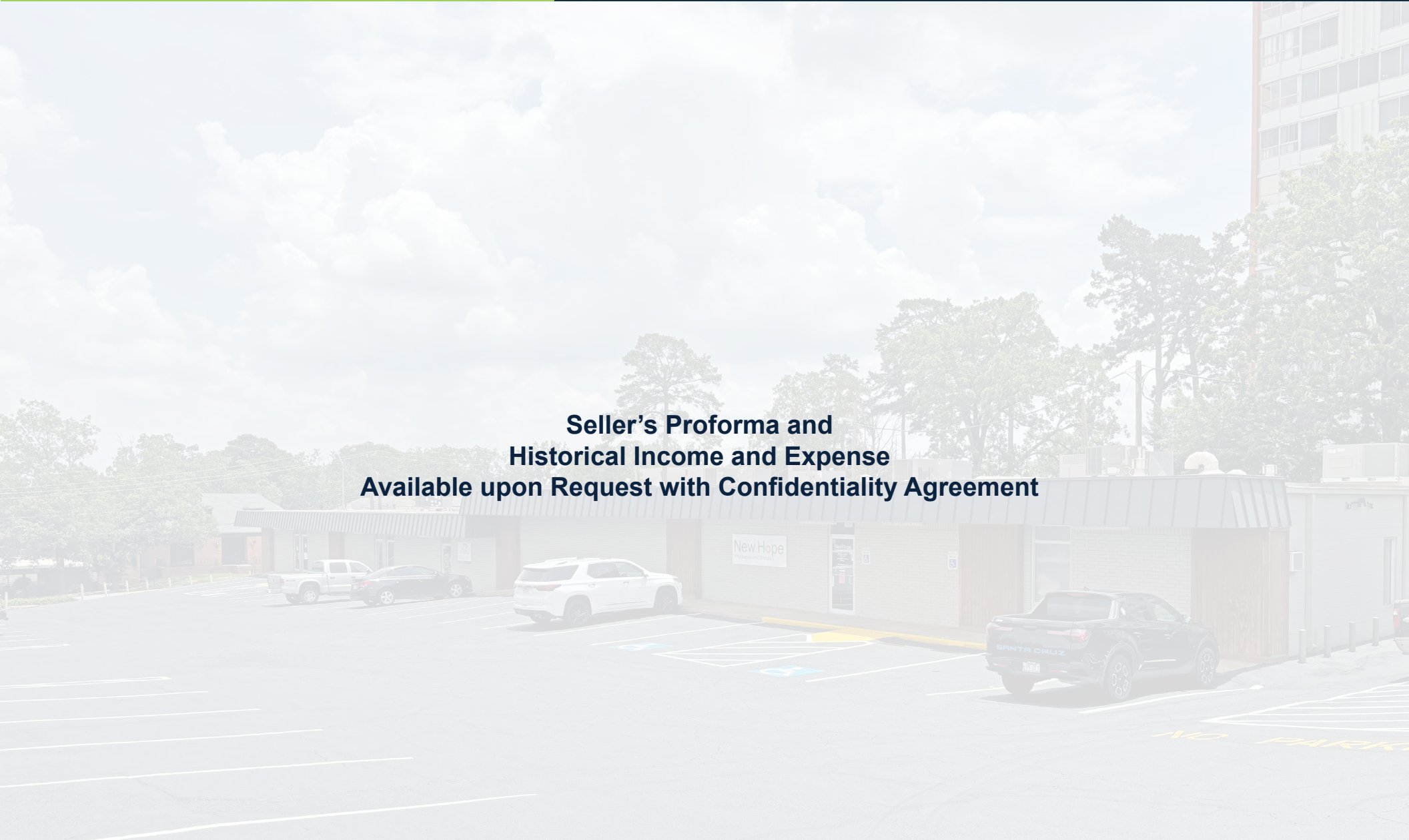
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**Seller's Proforma and
Historical Income and Expense
Available upon Request with Confidentiality Agreement**

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