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RETAIL/OFFICE BUILDING FOR SALE OR LEASE

1924 S University Ave, Little Rock, Arkansas



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Property Understanding

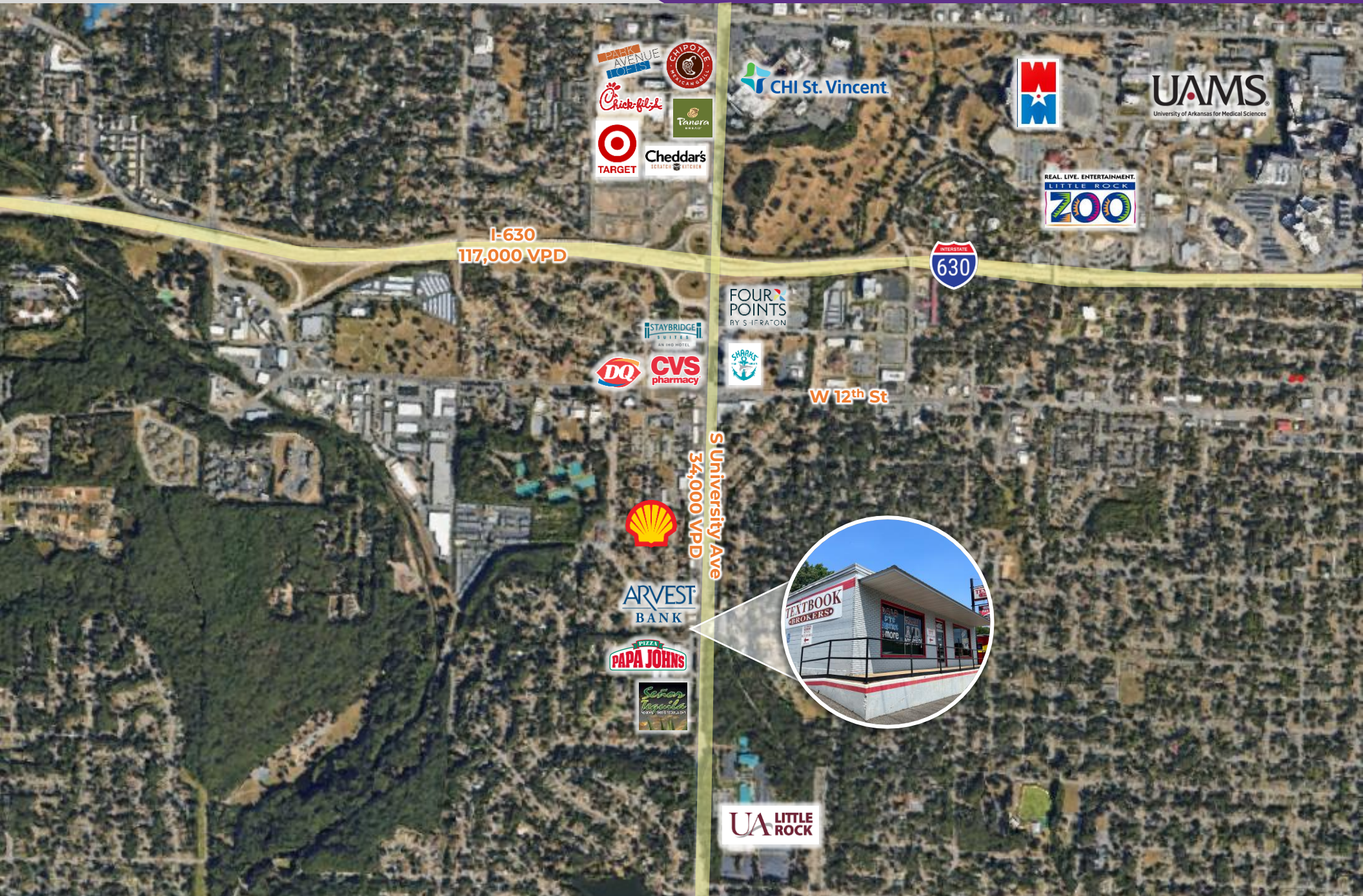
OVERVIEW

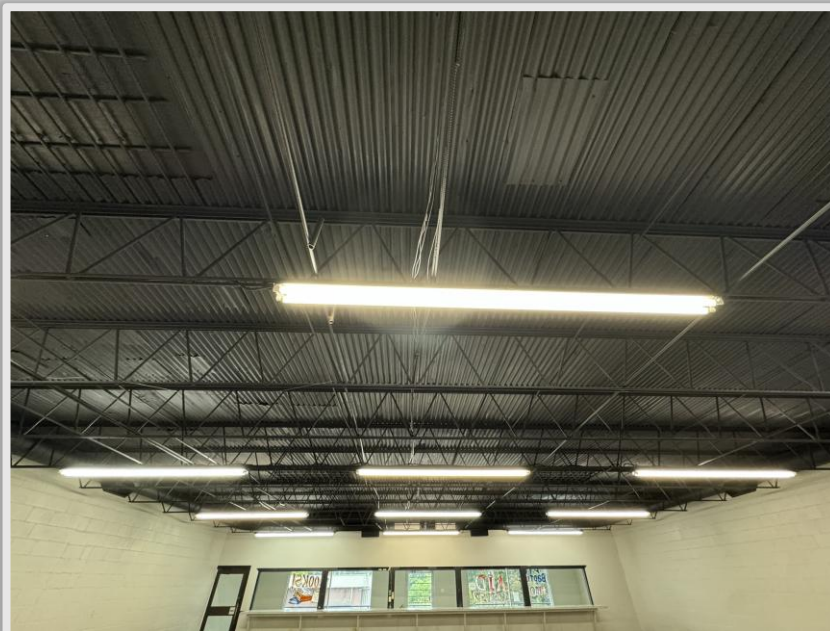
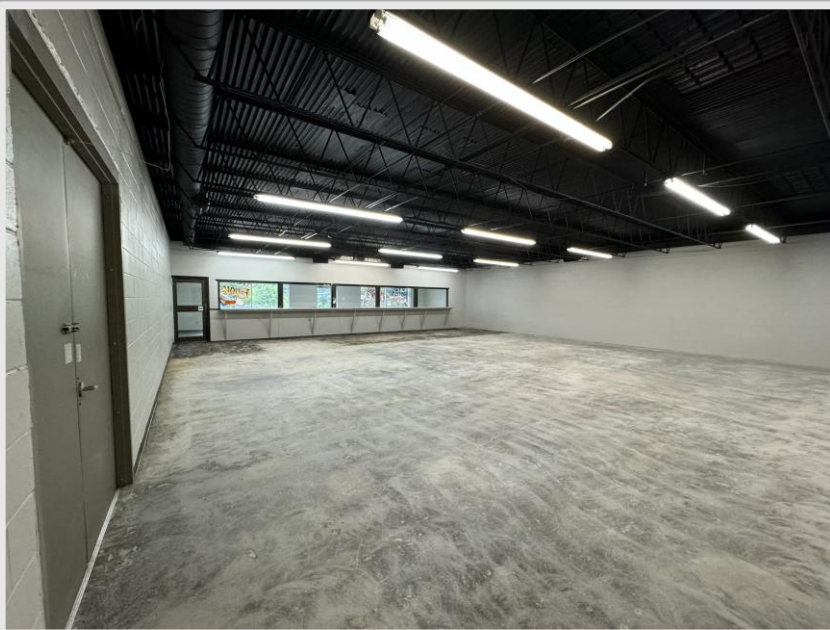
Offering	For Sale or Lease
Sale Price	\$500,000
Lease Rate	\$16.00/SF/YR NNN
Address	1924 S University Ave
City/State	Little Rock, AR 72204
Property Type	Retail/Office
Building Size	±3,168 SF
Year Built	1969
Lot Size	±0.17 Acres
Traffic Count	S University Ave – 34,000 VPD

PROPERTY HIGHLIGHTS

- Updates to the property include a new roof, smooth polished concrete floors, new paint, new interior ceiling, and a new gutter system
- Security system with cameras and magnetic door locks
- Cool zone energy star rated Duro-last roof with insulation installed in 2024
- Large roll up bay door and double doors for package deliveries
- Located across from the University of Arkansas at Little Rock Campus with an enrollment of 8,100 students and 1,470 faculty and staff
- Highly visible frontage along University Avenue, which sees 34,000 vehicles per day
- Within close proximity of shopping, dining, and professional services
- Easily accessible from Interstate 630 (1.0 mile)
- Major renovations are planned for the University and Colonel Glenn corridor along with the UALR-owned shopping center at the corner







Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	71,985	150,512	324,884
Households	31,655	67,720	140,877
Average Age	40.0	39.3	39.8
Average Household Income	\$86,036	\$85,929	\$91,871
Businesses	3,980	8,839	13,336

**Demographic details based on property location*

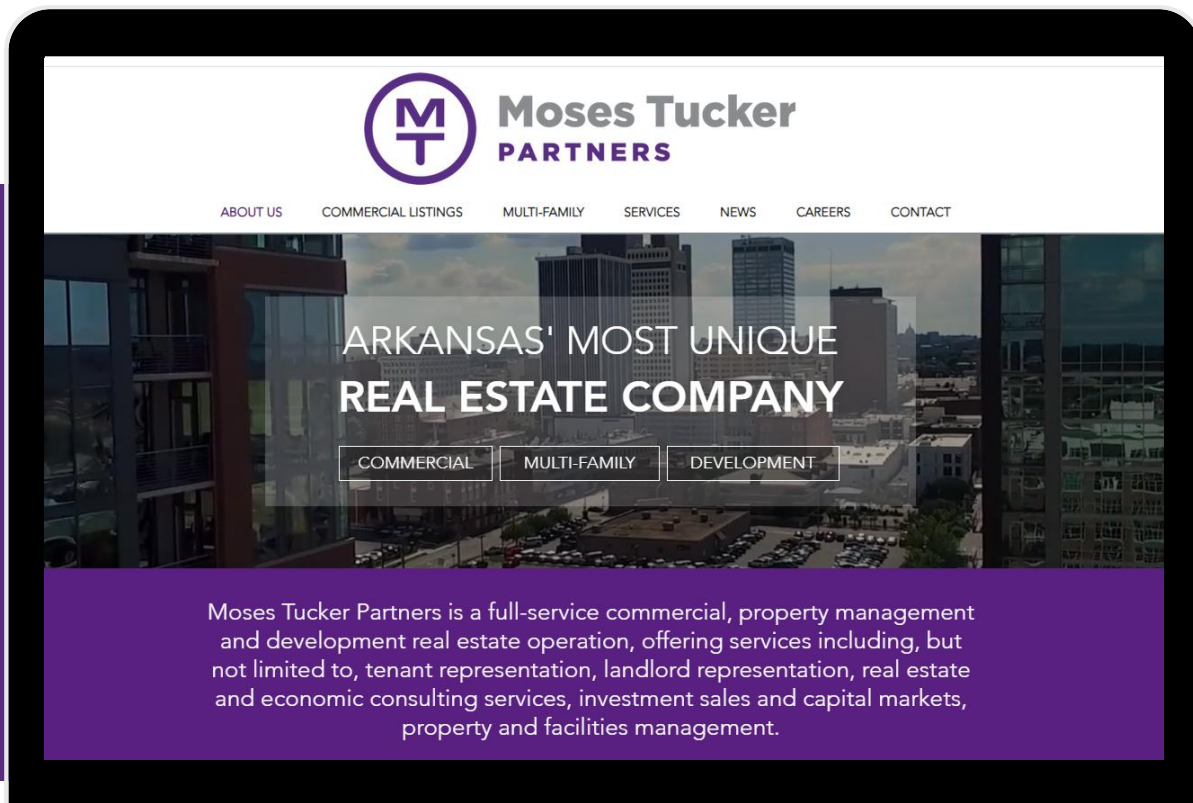
CONNECT

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