

Property Highlights

- For Sale:** \$990,000
- For Lease:** \$11.75/SF/YR NNN
- 7,644 SF free-standing building on 1-acre lot
- Well suited for commercial, office, showroom, and other uses
- SE corner of N. University Ave and "H" St
- Premier visibility, exposure, and accessibility at signalized corner on busy University Ave
- Ingress/egress via both University and "H"
- Former home of Knowledge Tree, an educational furniture and supplies provider which is consolidating its LR operations into other mid-South stores
- Property in excellent condition: New roof in 2021; recently re-surfaced 50-space parking lot
- Built 1973; renovated 2008
- Zoned O-3
- Located on the edge of Heights and Hillcrest neighborhoods, surrounded by extensive medical and professional office development, with major retail concentration just south at University and Markham, as well as nearby schools, churches and stable housing. Midway between Cantrell and Markham and easy access via I-630
- Close to Forest Heights STEM Academy, Catholic High School for Boys, CHI St Vincent Infirmary, Park Plaza Mall, Target, Mid Towne S.C., LR Family Practice Clinic, numerous law firms, medical clinics, and labs, Prospect Building, Heights shopping district, under-construction Sissy's Log Cabin jewelry store, Forest Place Apartments, and many national brand quick-serve restaurants.

(Square footage and acreage are approximate; sale price is below \$130/SF; lease rate is below \$7,500/month; NNN terms are tenant pays all expenses other than roof and structure)



Demographics

	1 Mile	2 Mile	3 Mile	5 Mile
2025 Population	10,730	38,716	68,103	149,263
Daytime Population	14,703	73,421	124,303	242,233
Average HH Income	\$124,975	\$113,264	\$102,473	\$92,774

Jeff Hathaway, CCIM SIOR | 501.978.4969 | jeff@hathawaygroup.com

Bryan Crow | 501.708.8040 | bryan@hathawaygroup.com



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PROPERTY PHOTOS



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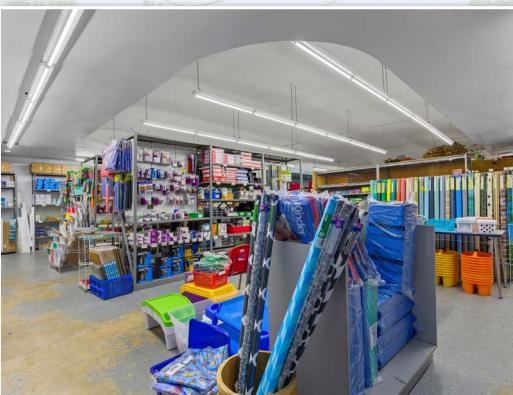
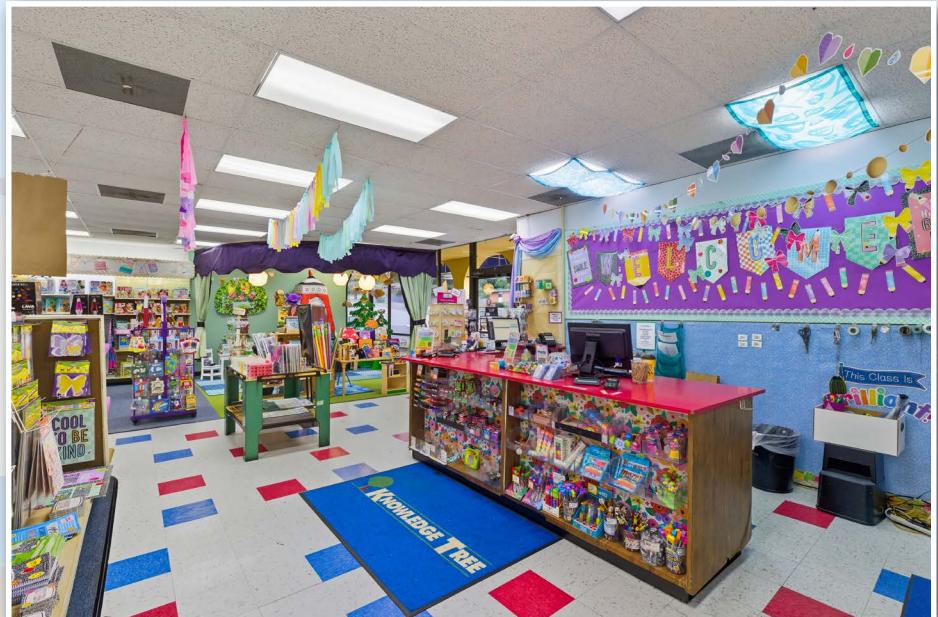
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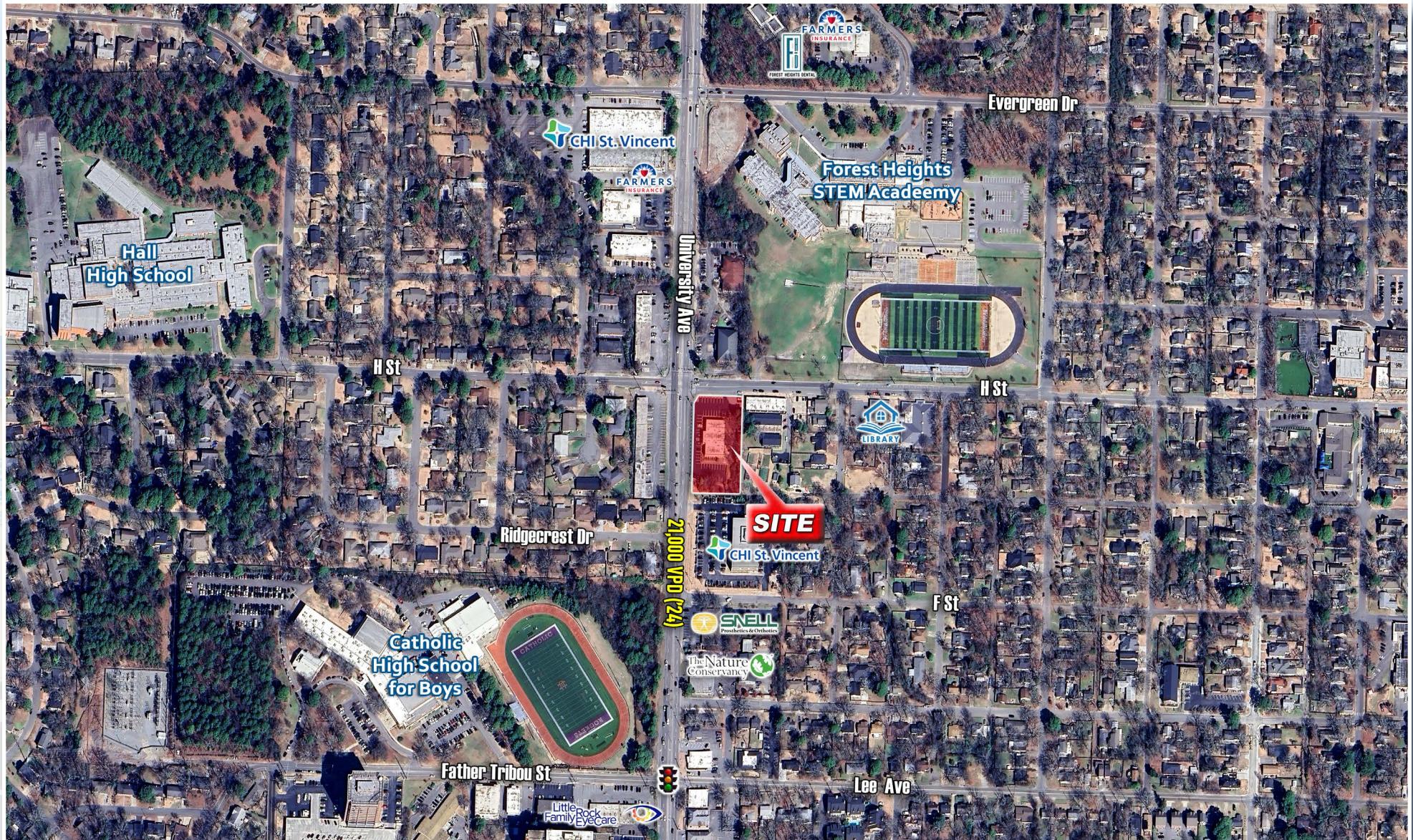
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