



Moses Tucker
PARTNERS

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

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

RETAIL BUILDING FOR SALE OR LEASE

3412 S University Ave, Little Rock, Arkansas



CONTACT US TODAY
501.376.6555 | mosestucker.com



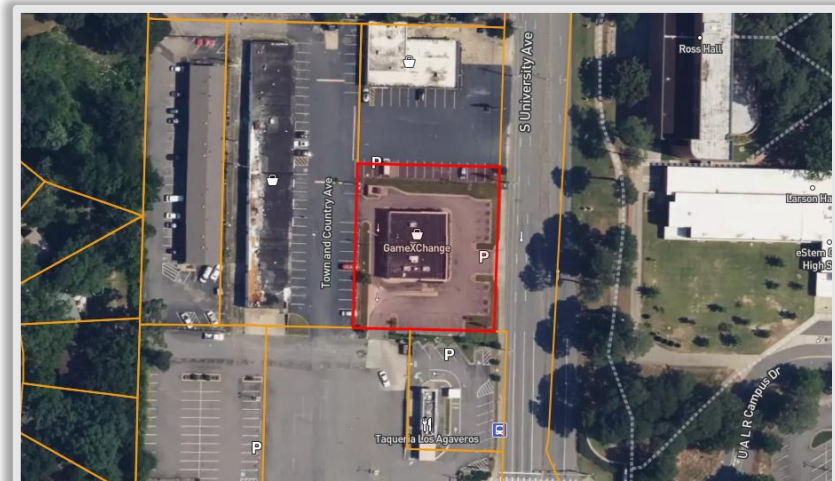
Property Understanding

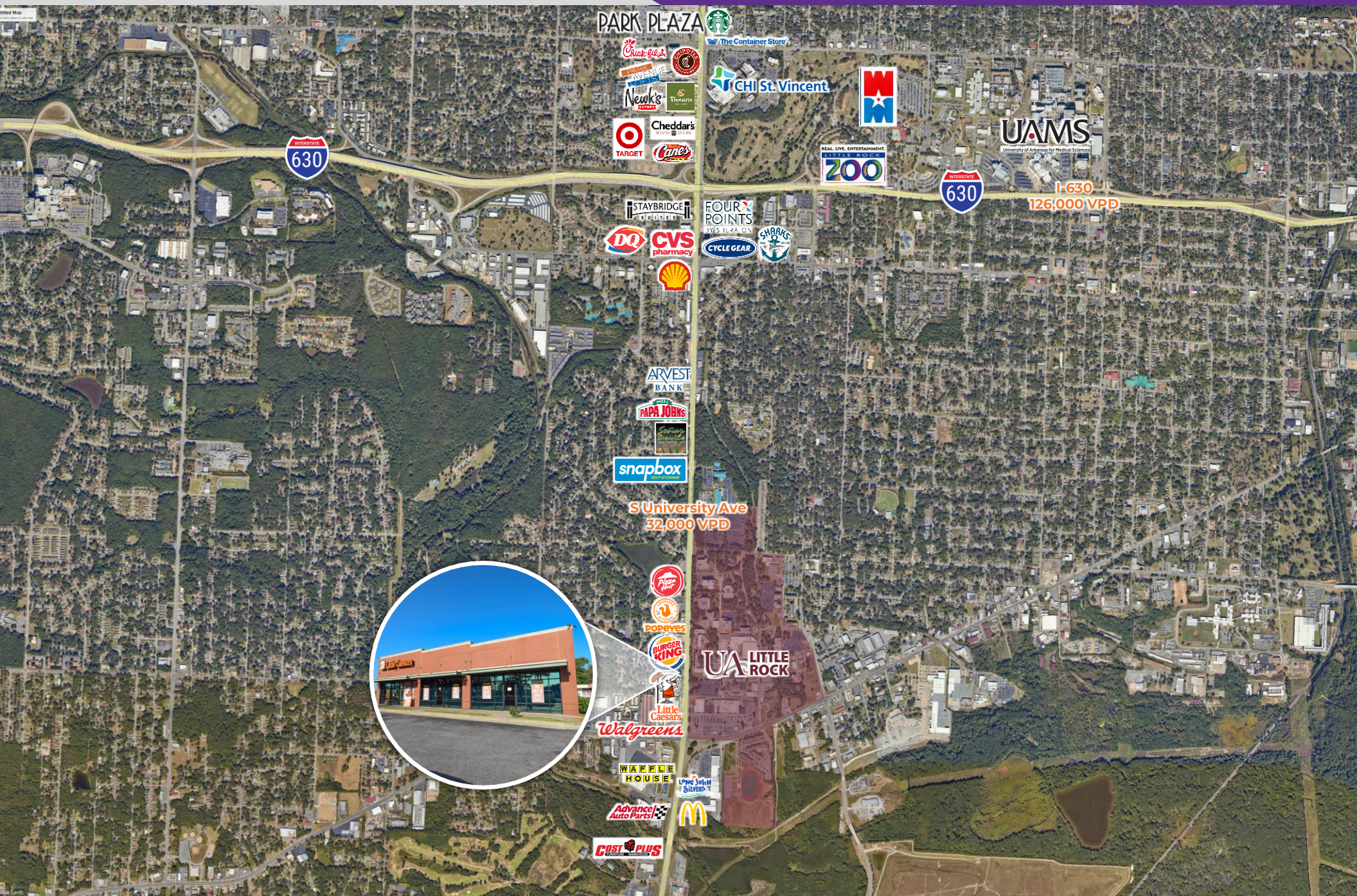
OVERVIEW

Offering	For Sale or Lease
Price	Call Agent
Lease Rate/Type	\$18.00/SF/YR NNN
Address	3412 S University Ave
City/State	Little Rock, AR 72204
Property Type	Retail
Available Space	±2,700 SF
Building Size	±4,200 SF
Lot Size	±0.57 Acres
Year Built	2008
Zoning	C-3
Traffic Counts	<ul style="list-style-type: none"> ○ I-630 – 126,000 VPD ○ S University Ave – 32,000 VPD

PROPERTY HIGHLIGHTS

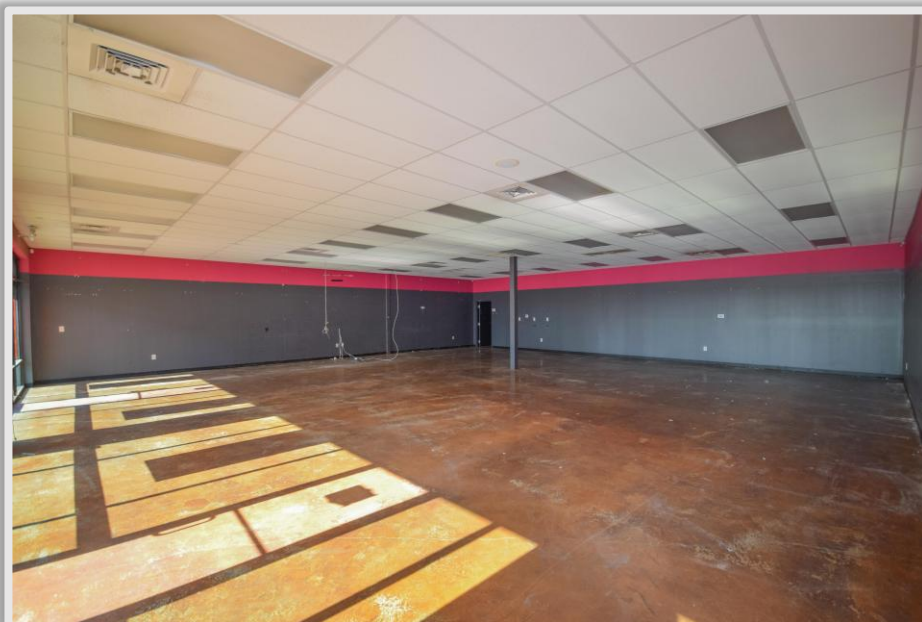
- Prime frontage along S University Avenue, offering excellent visibility and high daily traffic counts
- Co-tenant: Little Caesars – a nationally recognized brand that drives consistent foot traffic to the center
- Ideal for a variety of retail, service, or food & beverage users
- Located in a dense commercial corridor surrounded by national retailers, restaurants, and established neighborhoods
- Located across the street from the University of Arkansas at Little Rock, with a student population of over 8,000
- Financial statements, rent roll, and lease documents available upon receipt of a signed Confidentiality Agreement (CA)





LOOKING NORTHEAST





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	61,546	149,509	319,053
Households	25,747	66,408	137,898
Average Age	39.3	39.1	39.9
Average Household Income	\$68,142	\$86,832	\$93,778
Businesses	3,116	8,393	12,766

**Demographic details based on property location*

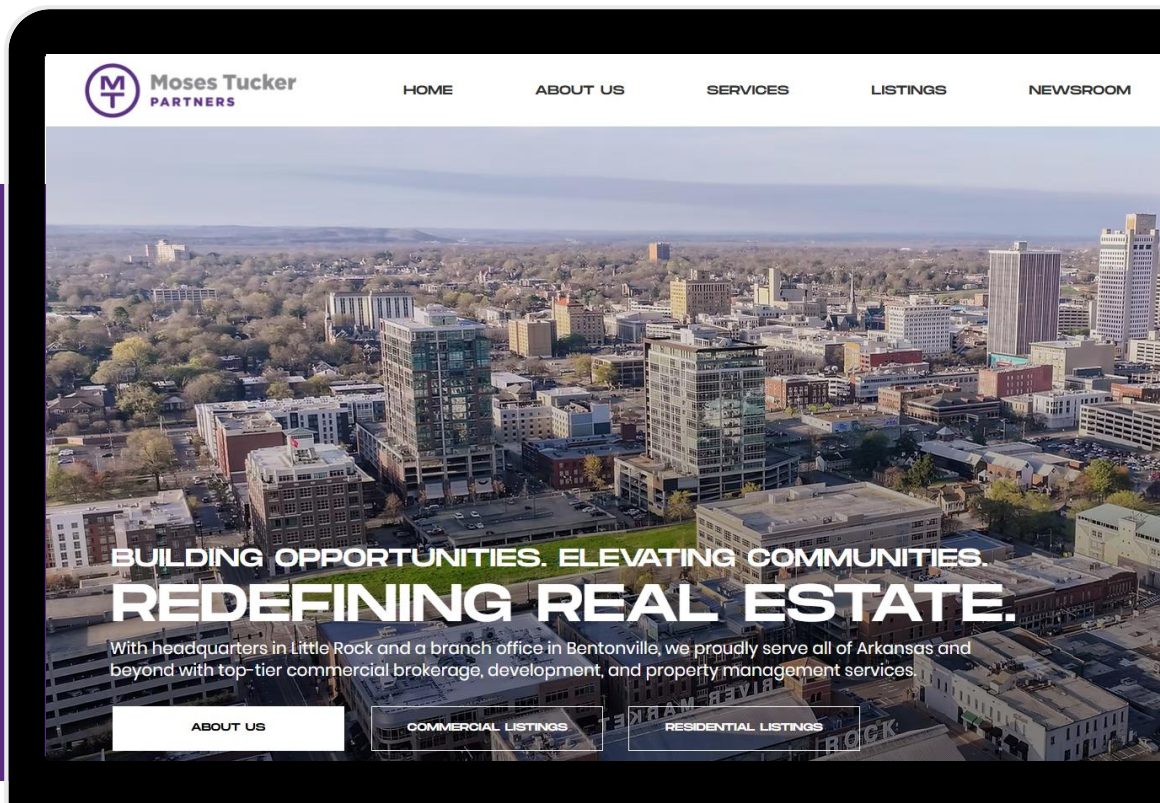
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

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



Eric Nelson

Principal & Vice President of Brokerage
enelson@mosestucker.com

Matt Beachboard

Brokerage Director
mbeachboard@mosestucker.com

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