

Property Highlights

- **Reduced Sale Price: \$1,925,000**
- **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

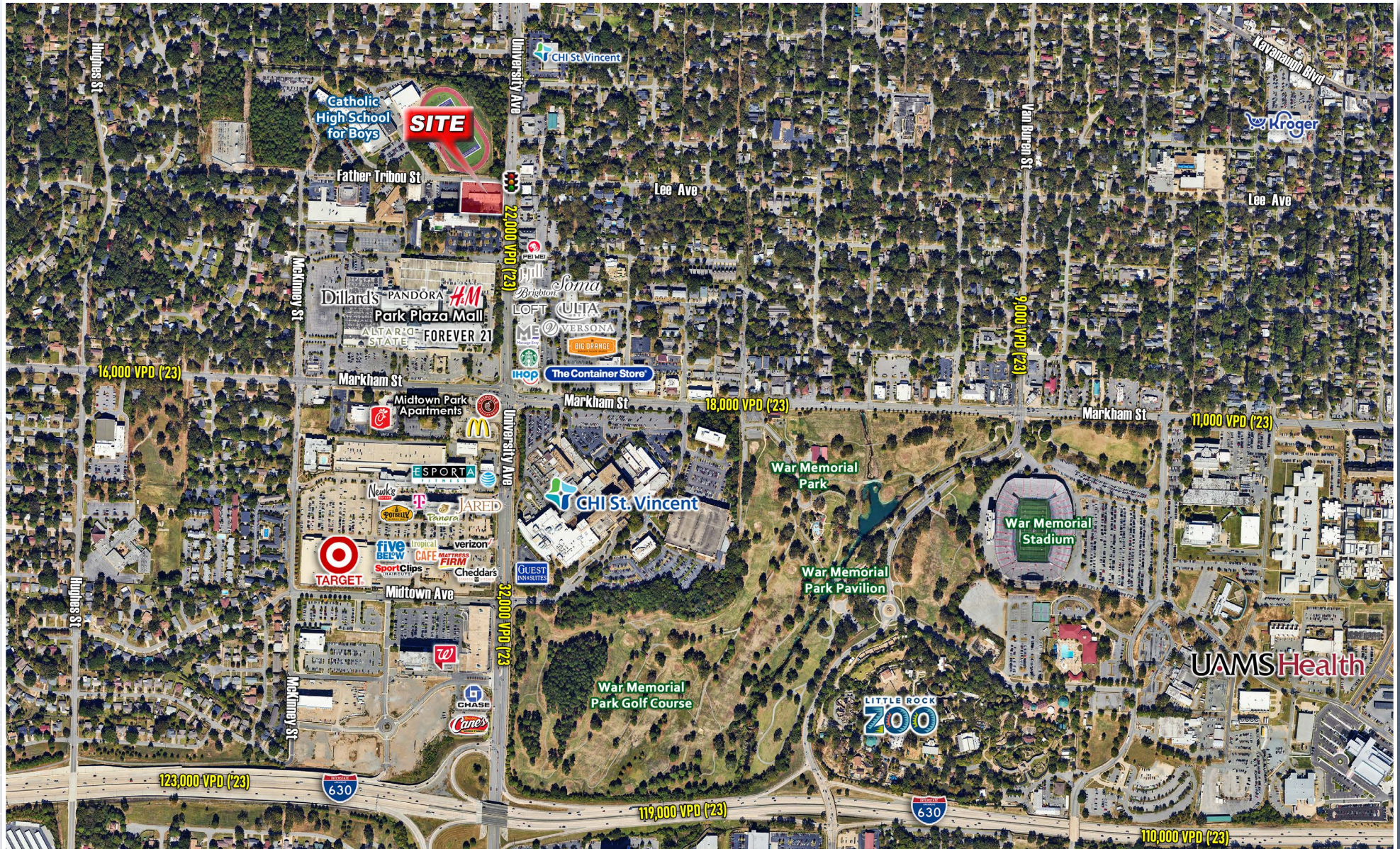


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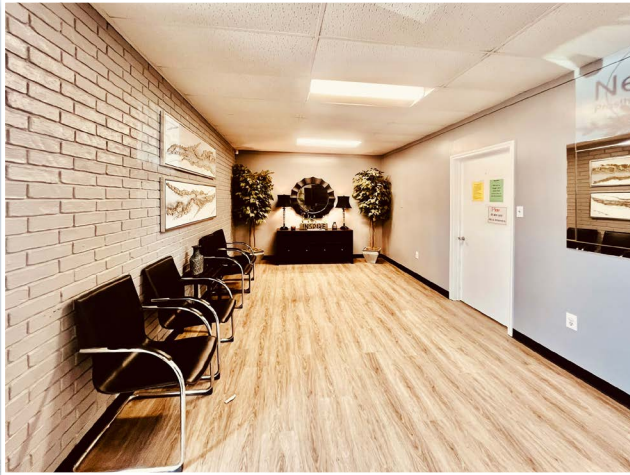
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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



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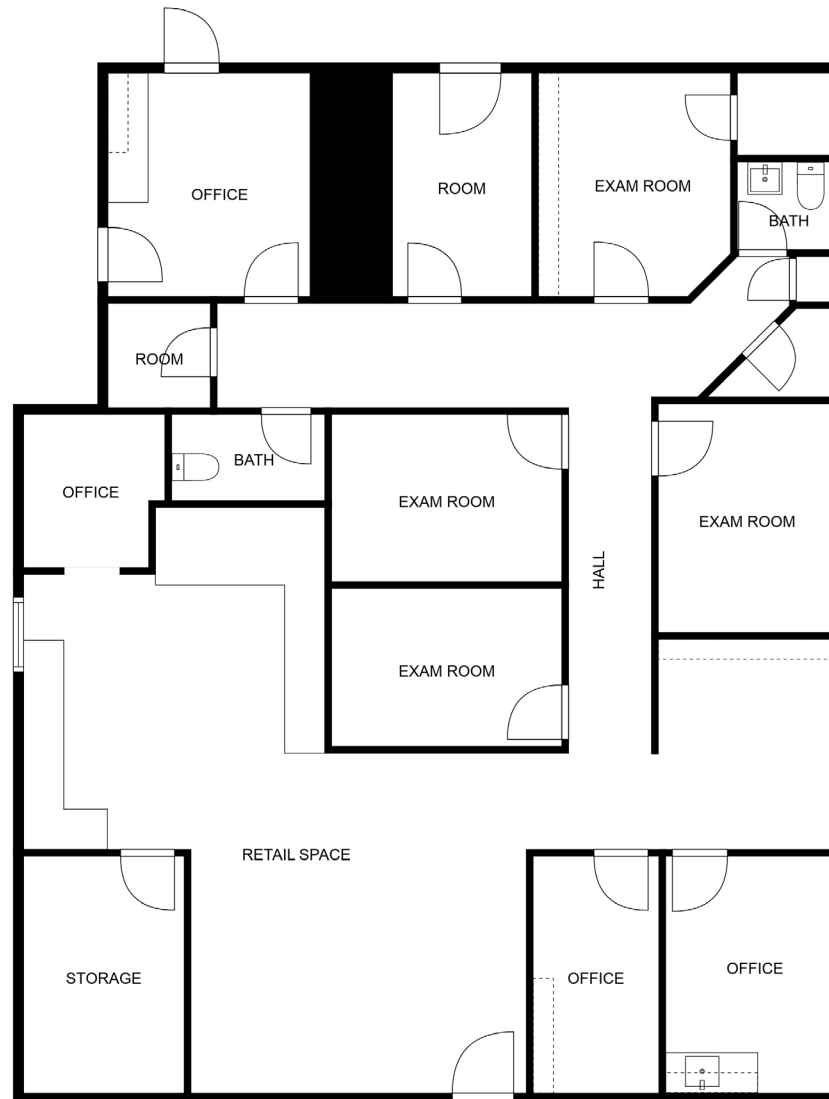
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN

LITTLE ROCK FAMILY EYE CARE: 1,922 SF



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Office Building For Sale or Lease

424 N. University Avenue, Little Rock, Arkansas

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

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