

PROPERTY DESCRIPTION

Fully leased-out salon suite located within Quapaw Tower

PROPERTY HIGHLIGHTS

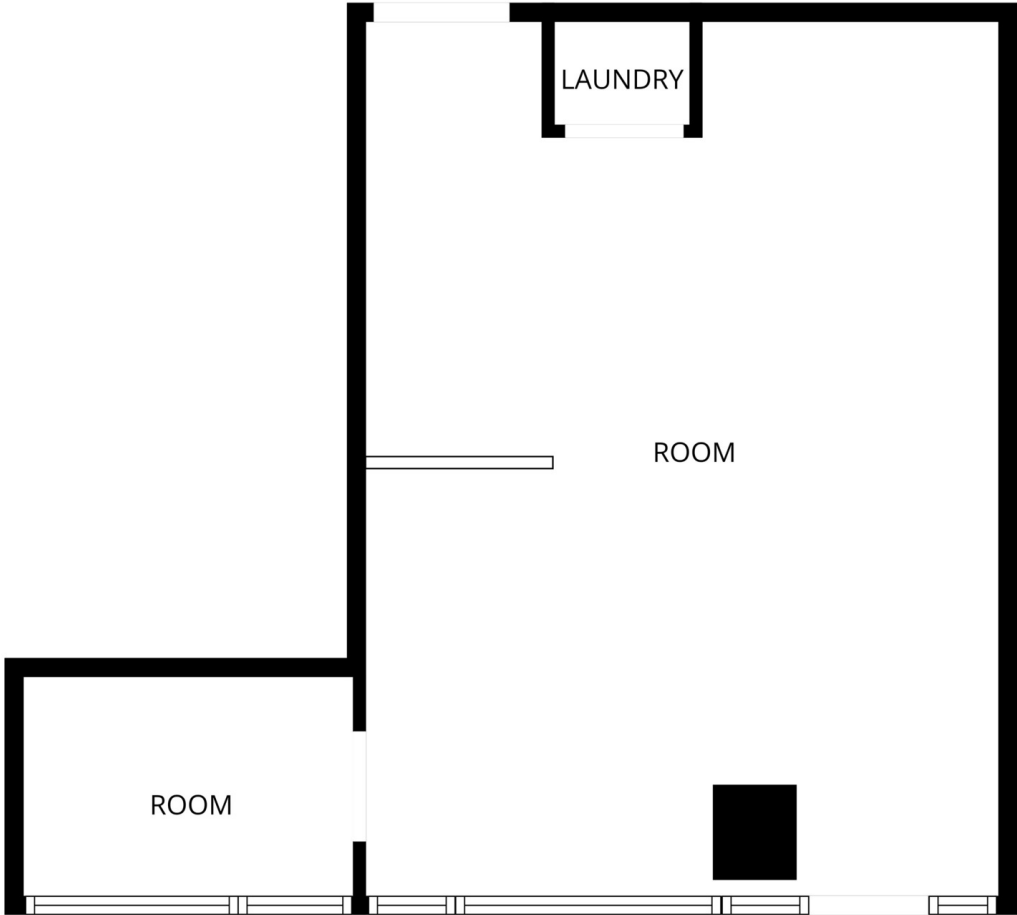
- Located within Quapaw Quarter, a historical district with prominent downtown offices, popular dining, and shopping
- Ideal for an investor looking to purchase income producing property in Downtown Little Rock, AR
- Excellent visibility, steady residential traffic, and easy access to I-30 and I-630
- Traffic Counts: I-30 (108,000 AADT) and I-630 (93,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,410	16,742	46,358
Total Population	5,419	35,048	100,432
Average HH Income	\$80,719	\$62,562	\$71,107

BRITT STROTH

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

SUITE	TENANT NAME	SPACE SIZE
Suite 1B	Available	600 SF