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WAREHOUSE BUILDING FOR LEASE

920 – 922 Shall Avenue, Little Rock, AR



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Property Understanding

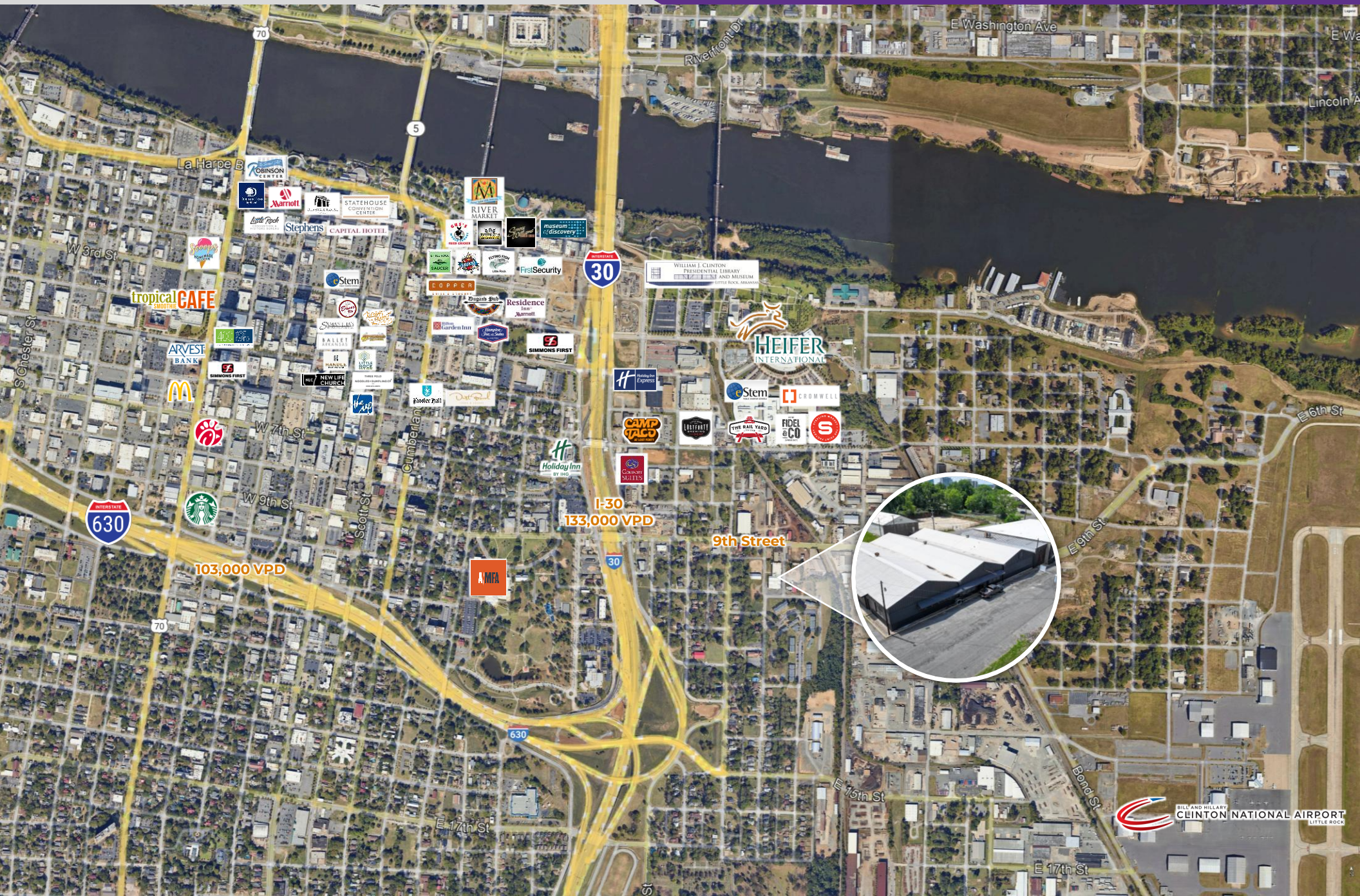
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$4.95/SF/YR Modified Gross
Address	920-922 Shall Ave, Little Rock, AR 72202
Property Type	Industrial/Warehouse/Showroom
Building Size	<ul style="list-style-type: none"> Building 1: ±9,600 SF Covered Loading Area: ±1,720 SF Upper Mezzanine of Building 1 Available for Lease
Ceiling Height	12-14'
Year Built/Renovated	1950/2017
Lot Size	±1.16 Acres
Zoning	I-2
Traffic Counts	<ul style="list-style-type: none"> East 9th St – 6,800 VPD I-30 – 133,000 VPD

PROPERTY HIGHLIGHTS

- Building 1: ±3,400 SF recently updated office and showroom; ±6,200 SF warehouse; two garage door entrances (roll-up); one dock high door; roof installed in 2017; new LED lighting installed in 2017 throughout
- 3 phase power
- Onsite parking
- Located off 9th Street within close proximity to the East Village Neighborhood (0.5 miles) and Bill and Hillary Clinton National Airport (3.5 miles)

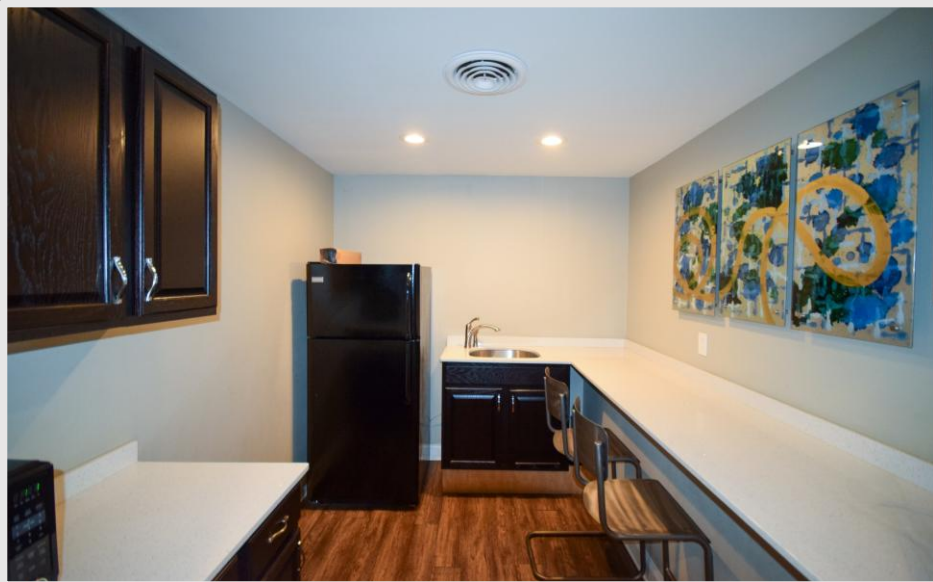




LOOKING NORTH



Building 1 – Office



Building 1 – Warehouse



Little Rock, Arkansas



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](#)).

The East Village neighborhood is rapidly emerging as a vibrant and dynamic area, with a mix of new businesses and ongoing redevelopment. It features charming tree-lined streets, historic homes, and creatively repurposed industrial factories and warehouses. These once-abandoned spaces have been transformed into trendy restaurants, entertainment venues, offices, and loft-style residences. Key spots in the neighborhood include Lost Forty Brewing, Camp Taco, Fidel & Co., Sterling Market, The Rail Yard, Estem Public Charter School, The Distillery, The Paint Factory, Cromwell, and more, each contributing to the area's unique character and appeal.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

30,117

94,560

278,094

Households

14,540

43,324

121,611

Average Age

40.5

40.3

39.7

Average Household Income

\$45,268

\$56,676

\$64,146

Businesses

2,863

5,907

12,592

**Demographic details based on property location*

East Village

East Village is the new name for one of Little Rock's oldest neighborhoods. It is a blend of tree-lined streets, historic homes, and inspiring repurposed industrial factories and warehouses that have been given new life as restaurants, entertainment venues, offices, and loft-style living. East Village is also home to the Clinton Presidential Center and Park, and the Heifer International World Headquarters.

Among the neighborhood offerings are local brewery Lost Forty, its 70s summer camp-inspired Camp Taco, popular coffee shop Fidel & Co., and its food hall-style restaurant, Sterling Market.

The Rail Yard is a hip hot spot with an urban beer garden and food truck stop anchored by the brick-and-mortar home of Count Porkula BBQ. It's a backyard bash—block party style.

Recent development news in East Village includes the grand opening of the [Stella Boyle Smith Music Center](#), a \$11.75 million, 20,000-square-foot facility; the forthcoming 13,500-square-foot [Eastside Scrapyard](#) event venue; the [Sterling Market food hall](#) in the former Sterling Paint Factory building; the under-construction [Artspace Windgate Campus](#), a \$36 million mixed-use development; and the recently opened [Southern Tail Brewing](#), a canine-themed, 11,000 square-foot brewery/taproom.



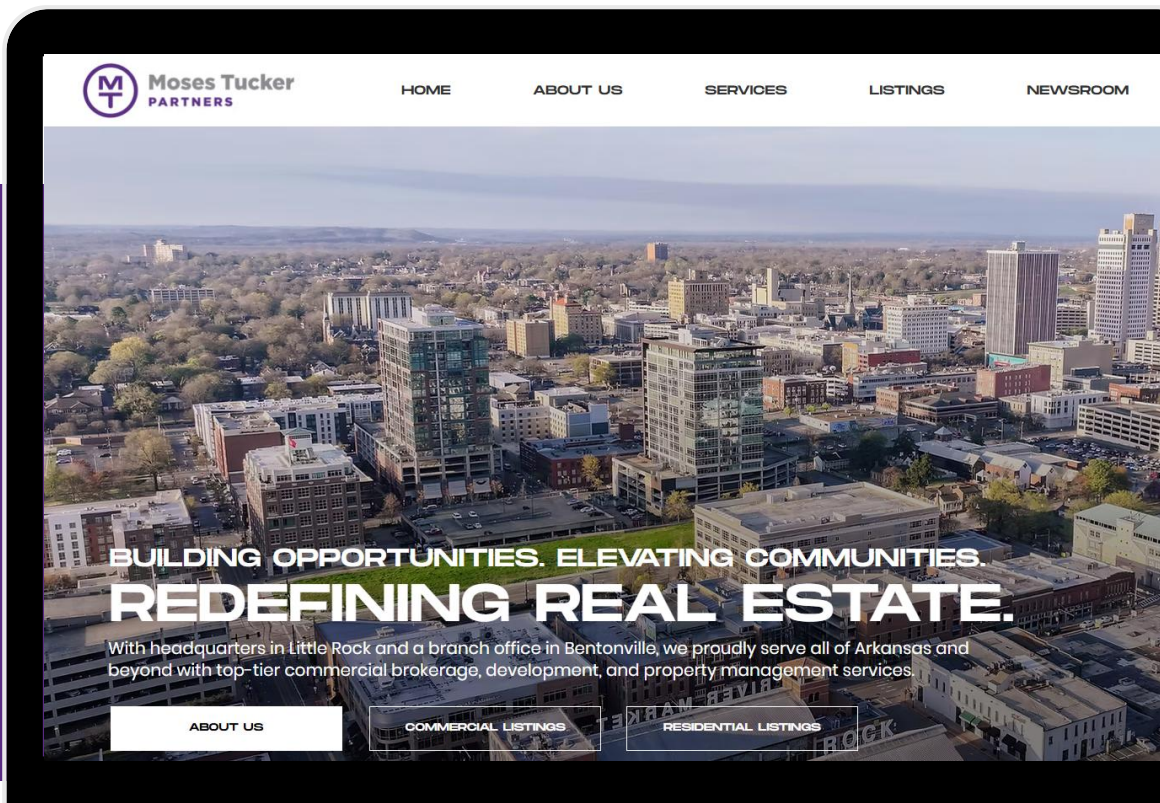
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