

# RETAIL SPACE FOR LEASE

The Village Shopping Center | 3901 S. University | Little Rock, AR



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**KELLEY COMMERCIAL  
PARTNERS**



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## AVAILABLE

Suite 5: 3,000 +/- SF

Suite 9: 4,150 +/- SF

Outparcel Building: 2,100 +/- SF

Outparcel Ground Lease: 1 - 2 Acres

## PRICE

Suites: \$9.00/SF NNN

Outparcel Building: \$12.00/SF NNN

Outparcel Ground Lease: Call agent for pricing

## COMMENTS

- Newly renovated 153,508 SF center
- Located at the southeast corner of Asher Ave and University Ave, one of Little Rock's busiest intersections
- Adjacent to the University of Arkansas at Little Rock campus
- Major tenants include Sherwin Williams, Family Dollar Store, Citi Trends, Home Decor Outlets, Harbor Freight, DD's Discounts, and Aaron's

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	7,115	111,063	241,100	376,611
AVERAGE HH INCOME	\$42,503	\$46,426	\$61,395	\$72,303
TOTAL HH	2,183	25,630	64,934	136,883

## TRAFFIC COUNTS

University Avenue VPD - 42,000

Asher Avenue VPD - 25,000



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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RETAIL ADVISORS