



**OPPORTUNITY
ZONE INVESTMENT**
**East Village Property
For Sale or Lease**

1.47 Acres Total Available -
[Parcel 1] 31,589 SF + 1.04 Acres
[Parcel 2] 0.33 Acres Adjacent Land
Tenant Improvement Allowance:
Negotiable

Lease Rate:
\$6.65/SF NNN As Is
Sales Price:
\$2,225,000

Property Highlights -
-New roof: August 2016
-Main Warehouse: 12' ceiling
-Fabrication Shop: 17' ceiling

405 Shall Street • Little Rock, Arkansas



Rare property that is ideally positioned in the heart of the up-and-coming East Village Neighborhood.

One of Little Rock's most sought after districts, East Village is home to local favorites like Cathead's Diner, Lost Forty Brewing, & Rebel Kettle. Also home to E-STEM Public Charter Schools and Cromwell Architects Engineers.

FOR MORE INFORMATION, CONTACT:

Lauren Frederick, lfrederick@hosto.com
870.904.5099 | 501.374.2303

Hank Kelley, hkelley@flakeandkelley.com
501.352.7200 | 501.375.3200

Gary Smith, gsmith@flakeandkelley.com
501.766.3021 | 501.375.3200

haybarrealestate.com | flakeandkelley.com

405 Shall Street • Little Rock, Arkansas



Demographics -

	1 mile	3 miles	5 miles
2016 Population	4,651	39,440	106,572
Avg HH Inc	\$55,843	\$44,474	\$58,216

Traffic Counts -

Interstate 30	100,000 VPD
Shall Street	7,000 VPD

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate and Flake and Kelley Commercial.

AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate and Flake and Kelley Commercial are the agents for the owners of the property described herein and have ownership interest.



701 W. 7th Street • PO Box 3395 • Little Rock, AR 72203 • (501) 374-2303 (O) • (501) 372-3850 (F)

