

EAST VILLAGE LITTLE ROCK  
**OPPORTUNITY ZONE**  
**DEVELOPMENT OPPORTUNITY**  
405 SHALL AVENUE

FLAKE & KELLEY  
C O M M E R C I A L



**RARE PROPERTY IDEALLY POSITIONED IN THE HEART OF THE DYNAMIC AND REDEVELOPING EAST VILLAGE DISTRICT.**

**1.04 TOTAL ACRES**

**RENTAL RATE:**

*Negotiable*

**TRAFFIC COUNT:**

**Interstate 30**

100,000 VPD

**Shall Street**

7,000 VPD

**TENANT IMPROVEMENT  
ALLOWANCE:**

*Negotiable*

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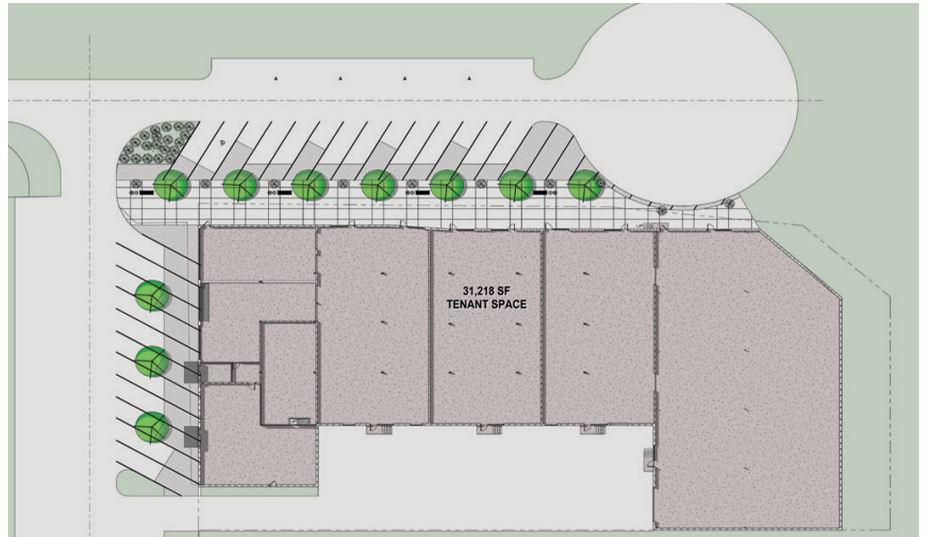
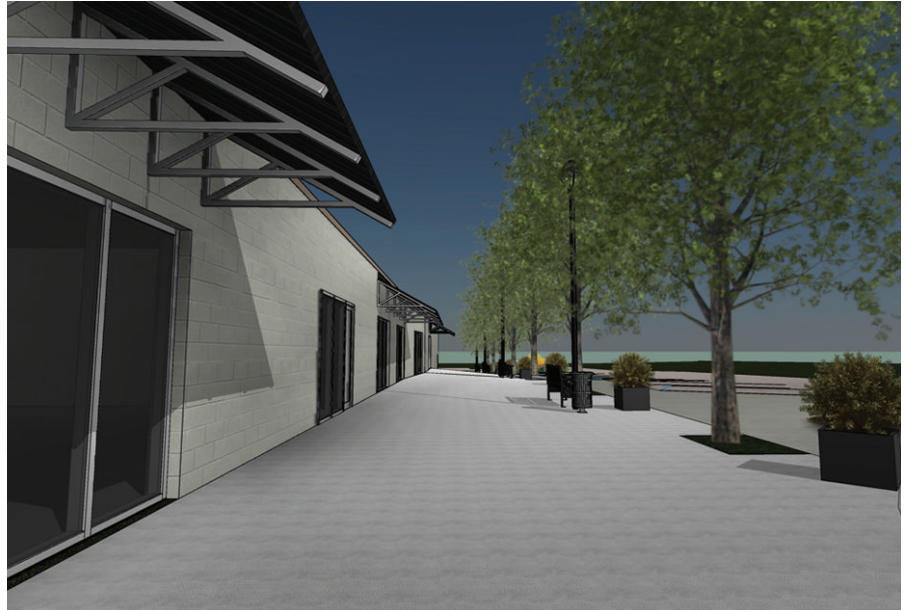
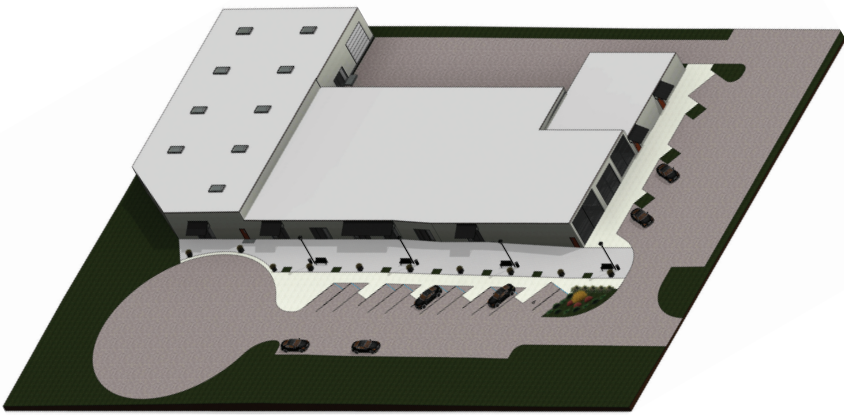
**AGENCY/OWNERSHIP DISCLOSURE**

Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.

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**405 SHALL** 31,589+/- SF  
1.04 ACRES



conceptual renderings by



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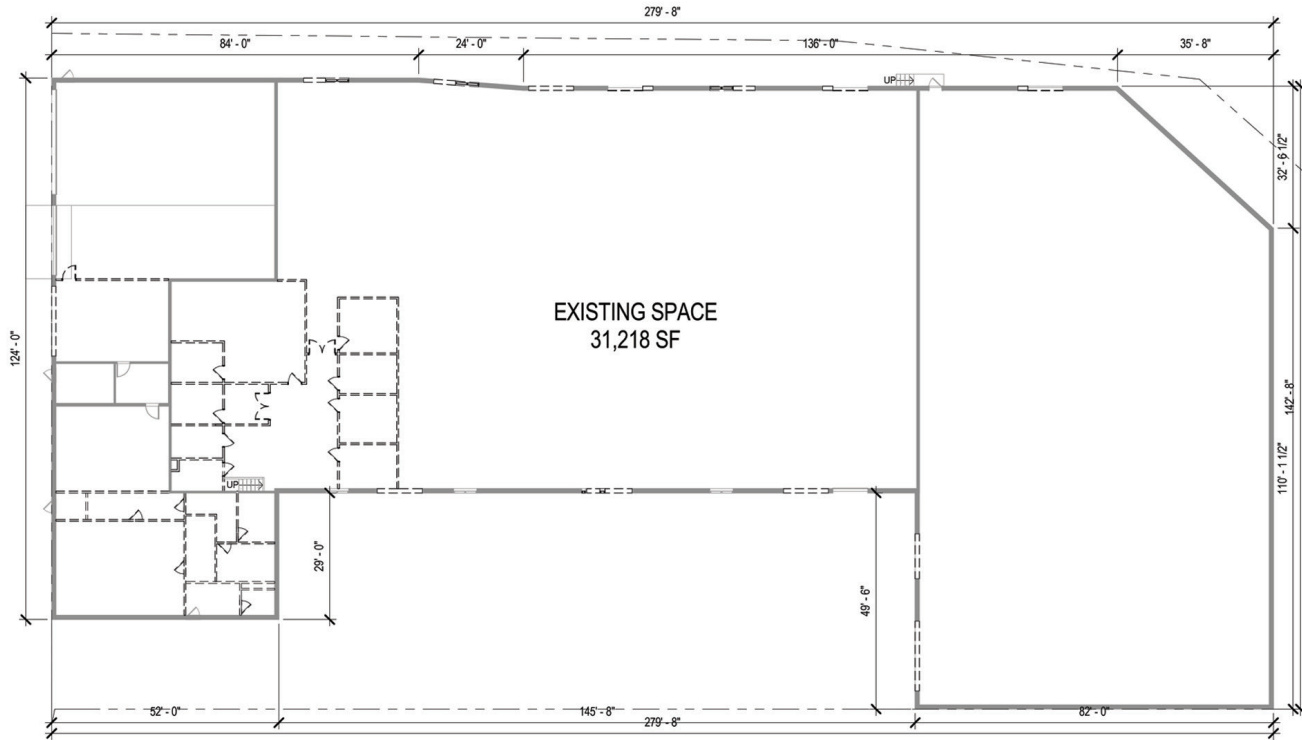
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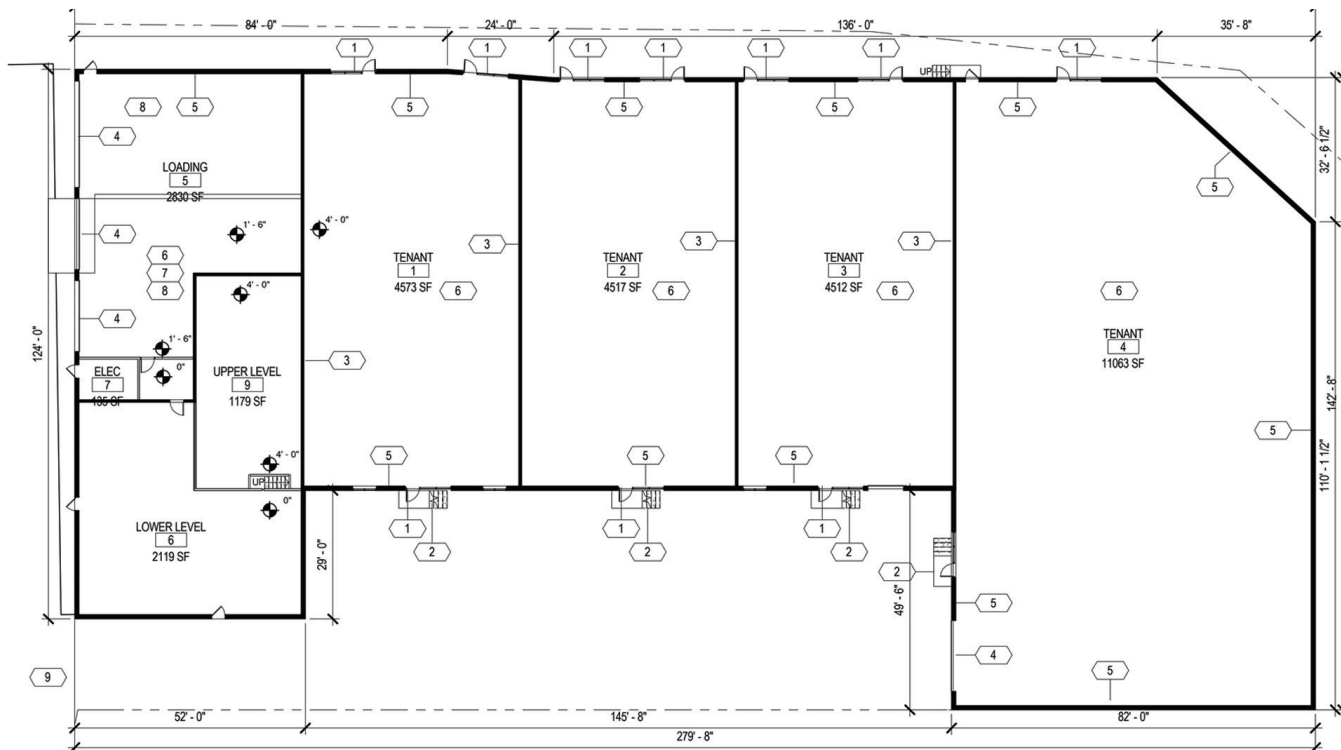
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## EXISTING FLOOR PLAN



## POTENTIAL FLOOR PLAN



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## LITTLE ROCK'S EAST VILLAGE



- ☑ One of Little Rock's most sought-after districts.
- ☑ Short walking distance to **Cathead's Diner** and brewery restaurants **Lost Forty** and **Rebel Kettle**.
- ☑ Located across from **Heifer International's World Headquarters** and walking distance to the **Clinton Presidential Library**.

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**ESTEM RENDERING**



**SHALL STREET RENDERING**



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