



OPPORTUNITY ZONE INVESTMENT East Village Property For Sale or Lease

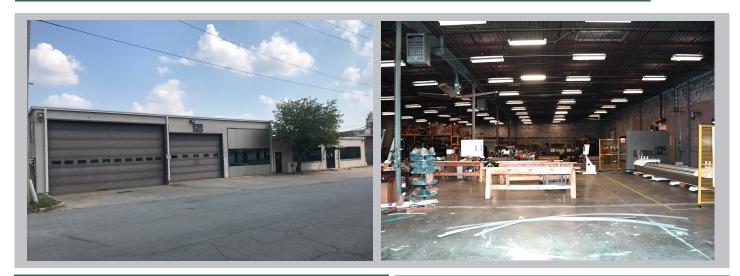
**I.47 Acres Total Available -**[Parcel 1] 31,589 SF + 1.04 Acres [Parcel 2] 0.33 Acres Adjacent Land

Tenant Improvement Allowance: Negotiable Lease Rate: \$6.65/SF NNN *As Is* Sales Price: \$1,950,000

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, hckelley@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 2016 **Population** 4,651 Avg HH Inc \$55,843

3 miles 39,440 \$44,474

5 miles 106,572 \$58,216

Traffic Counts -Interstate 30 Shall Street

100,000 VPD 7,000 VPD

FLAKE & KELLEY

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)