

EAST VILLAGE WORLD AVENUE PROPERTY

405 SHALL AVENUE

Little Rock, Arkansas

FLAKE & KELLEY
COMMERCIAL



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.

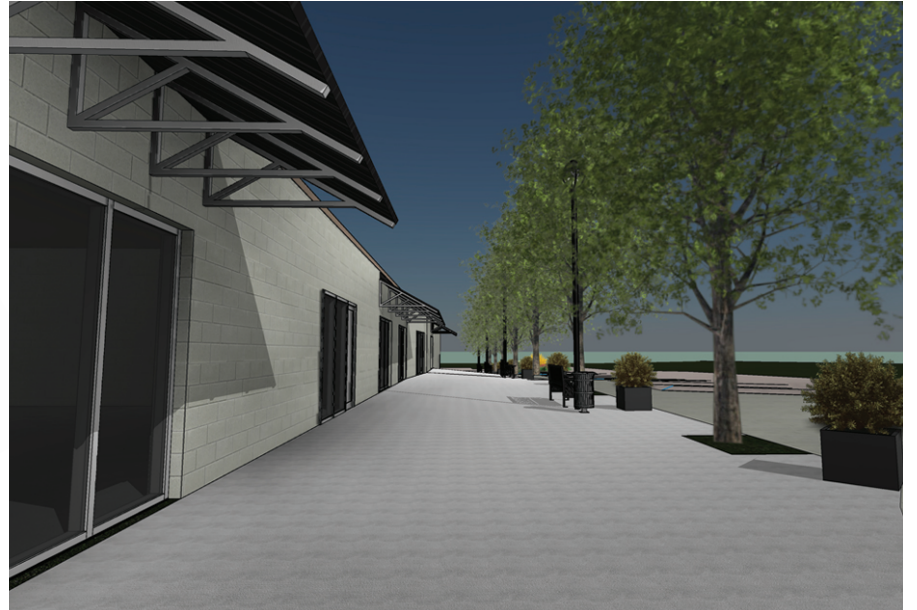
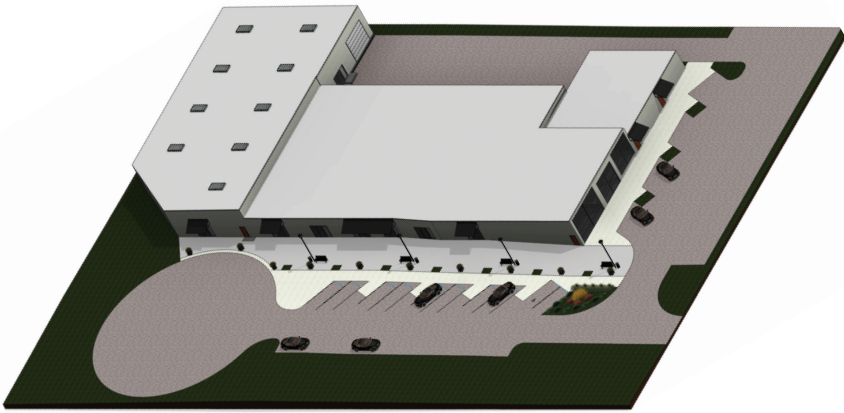
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C O M M E R C I A L



405 SHALL 31,589+/- SF
1.04 ACRES



conceptual renderings by



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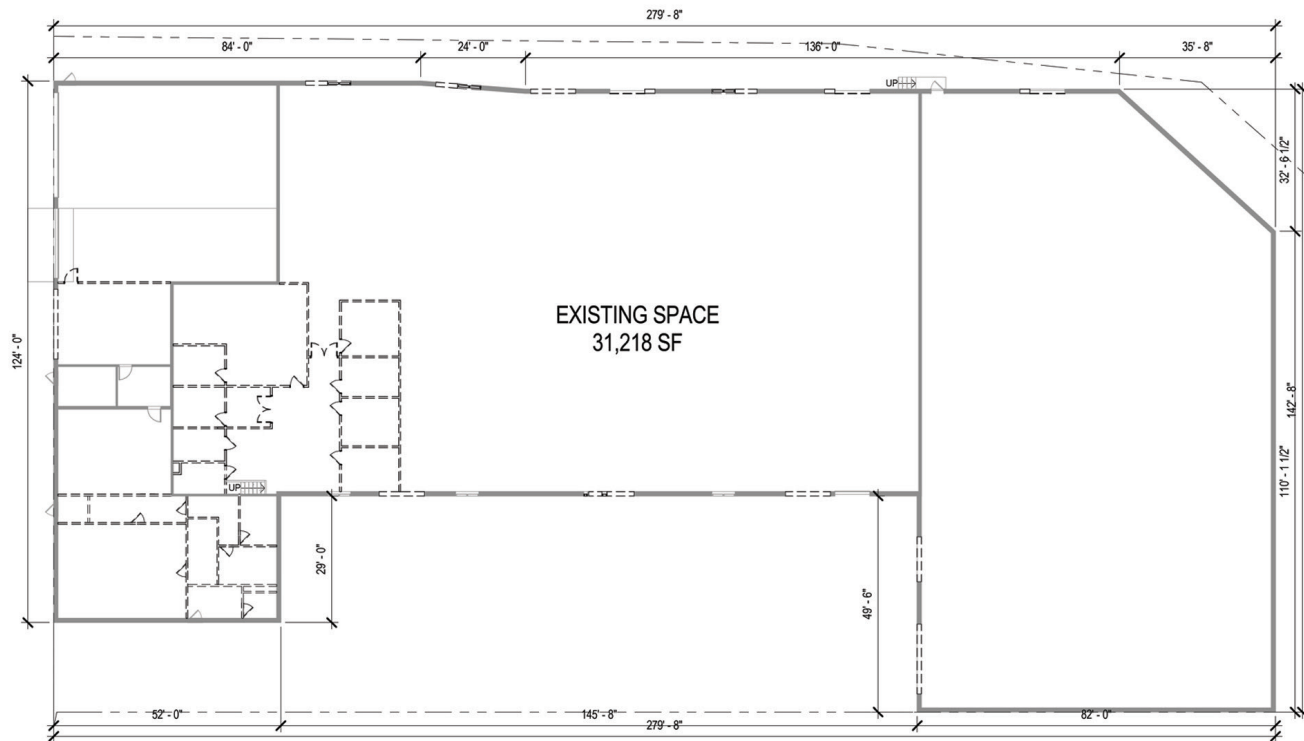
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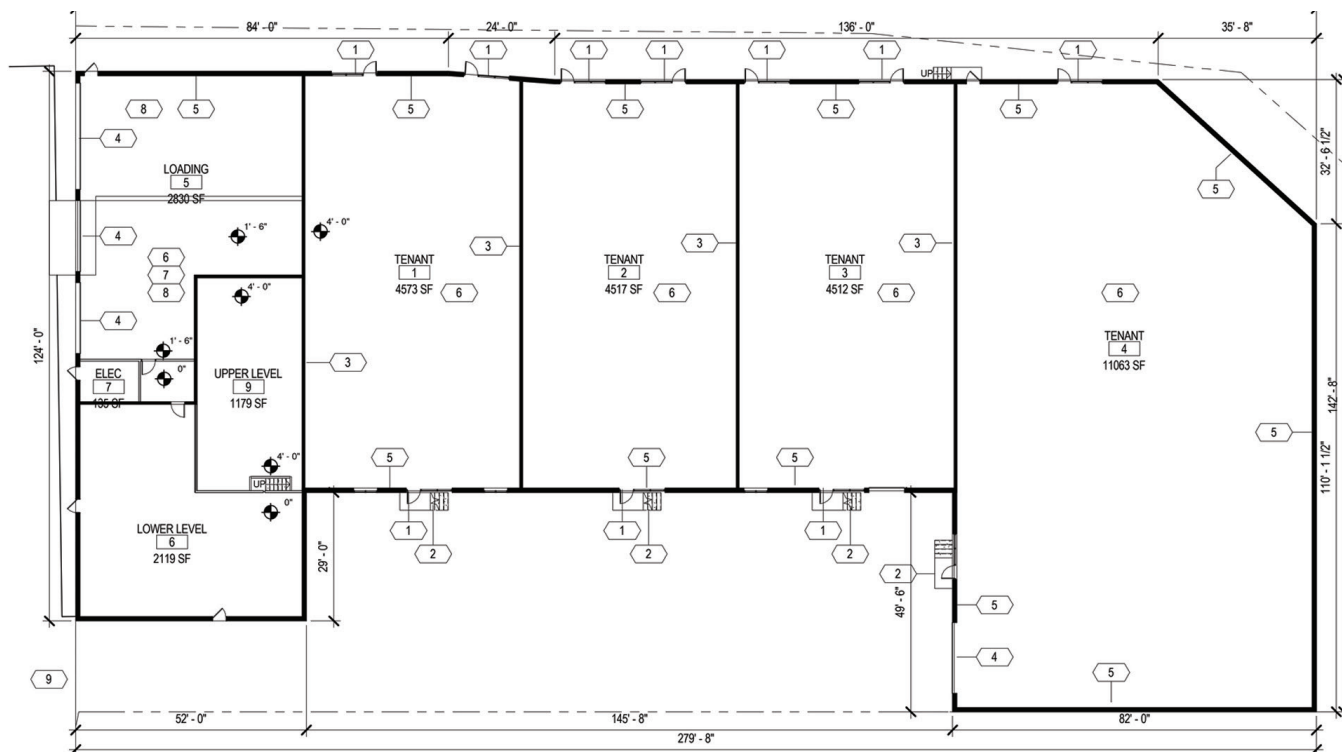
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EXISTING FLOOR PLAN



POTENTIAL FLOOR PLAN



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LITTLE ROCK'S EAST VILLAGE



- ☑ One of Little Rock's most sought-after districts.
- ☑ Future location of **E-STEM Public Charter Schools** and **Cromwell Architects Engineers**.
- ☑ 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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