



FLAKE & KELLEY  
COMMERCIAL



OFFICE, RETAIL OR  
WAREHOUSE SPACE FOR LEASE



## ACE GLASS | 405 SHALL STREET LITTLE ROCK, AR

### AVAILABLE FOR LEASE

31,589 +/- SF + 1.04 Acres - Parcel 1  
Adjacent Land 0.33 Acres - Parcel 2  
**1.47 Acres Total - Both Parcels**

### RENTAL RATE

Rental Rate: \$6.65 PSF NNN - "As is"  
(Tenant Finish Available with Rent Adjustment)  
Also Available For Sale - Call for Quote

### DEMOGRAPHICS

2016	1 mile	3 miles	5 miles
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

### COMMENTS

Rare property that is ideally positioned in the heart of the up-and-coming East Village District. The region is bounded by the Arkansas River to the North, 9th Street to the South, I-30 on the West and the Clinton Airport on the East.

One of Little Rock's most sought-after districts, East Village is home to local favorites like Lost Forty Brewing, Rock Town Distillery, Rebel Kettle Brewing & Tap Room, future location of E-STEM Public Charter Schools and the future home to Cromwell Architects Engineers with plans for a mixed-use development, which include a restaurant and loft apartments.

### PROPERTY HIGHLIGHTS

New roof in August 2016.  
Clear Heights: Main Warehouse 12' Fabrication Shop 17'

### FOR MORE INFORMATION

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A MEMBER OF  
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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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## PROPERTY PHOTOS



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# SITE AERIAL



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