



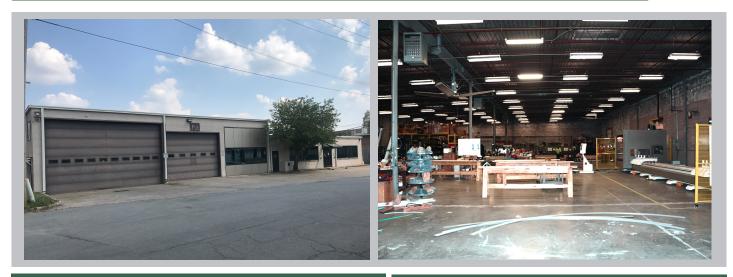
FOR SALE

1.47 Acres Total Available -[Parcel 1] 31,589 SF + 1.04 Acres [Parcel 2] 0.33 Acres Adjacent Land

Sales Price: \$2.25M

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

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 favorties 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, Ifrederick@hosto.com 501.374.2303 | 870.904.5099

Hank Kelley, hkelley@flakeandkelley.com 501.352.7200 | 501.375.3200

Kevin McCollum, kmccollum@flakeandkelley.com 501.244.7513 | 501.375.3200

haybarrealestate.com | flakeandkelley.com |

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Demographics -

2016 **Population** Avg HH Inc \$55,843

1 mile 3 miles 39,440 4,651 \$44,474

5 miles 106,572 \$58,216

Traffic Counts -Interstate 30 Shall Street

100,000 VPD 7,000 VPD

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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)

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