



OFFICE & WAREHOUSE SPACE 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 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:

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Demographics -

	1 mile	3 miles	5 miles
2016 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

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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.



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