



**OPPORTUNITY  
ZONE INVESTMENT**  
**East Village Property  
For Sale or Lease**

**1.47 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:**  
**\$2,225,000**

**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:**

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## 405 Shall Street • Little Rock, Arkansas



### 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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