



OPPORTUNITY ZONE INVESTMENT East Village Property For Sale or Lease

**I.47 Acres Total Available -**[Parcel 1] 31,589 SF + 1.04 Acres [Parcel 2] 0.33 Acres Adjacent Land

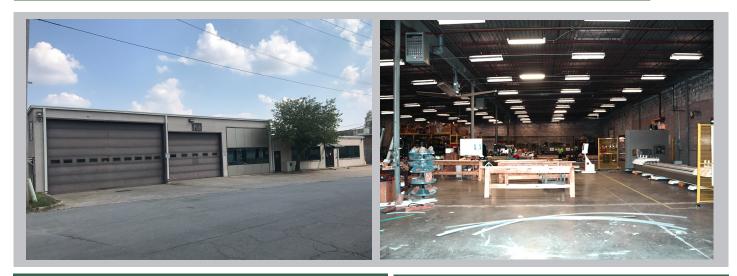
Tenant Improvement Allowance: Negotiable Lease Rate: \$6.65/SF NNN As Is

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:

Lauren Frederick, lfrederick@hosto.com 501.374.2303 | 870.904.5099

Hank Kelley, hkelley@flakeandkelley.com 501.352.7200 | 501.375.3200

Gary Smith, gsmith@flakeandkelley.com 501.244.7513 | 501.375.3200

haybarrealestate.com | flakeandkelley.com |

# 405 Shall Street • Little Rock, Arkansas



## **Demographics** -

1 mile 2016 **Population** 4,651 Avg HH Inc \$55,843

3 miles 39,440 \$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)