



3901 S. UNIVERSITY AVENUE - LITTLE ROCK, AR

AVAILABLE

3,000 - 25,210 SF
(See attached site plan for individual suite square footage)

PRICE

\$9.00 SF NNN

DEMOGRAPHICS

2016	1 mile	3 miles	5 miles
Population	5,828	63,282	146,142
Avg HH Inc	\$43,099	\$46,286	\$60,060
Total HH	2,322	25,638	63,867

COMMENTS

- Newly renovated 153,508 SF center
- Located at the southeast corner of Asher Ave and University Ave, one of Little Rock’s busiest intersections.
- Adjacent to the University of Arkansas at Little Rock campus.
- Major tenants include Sherwin Williams, Family Dollar Store, Citi Trends, Home Decor Outlets, Salvation Army, and Aaron’s.

TRAFFIC COUNTS

University Avenue - 41,000 vehicles per day
Asher Avenue - 29,000 vehicles per day

FOR MORE INFORMATION

Cynthia Lu
501.244.7554 • 501.375.3200
clu@flakeandkelley.com

flakeandkelley.com

425 W. Capitol Ave, #300
Little Rock, AR 72201
TEL: 501.375.3200
FAX: 501.374.9537

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SITE AERIAL

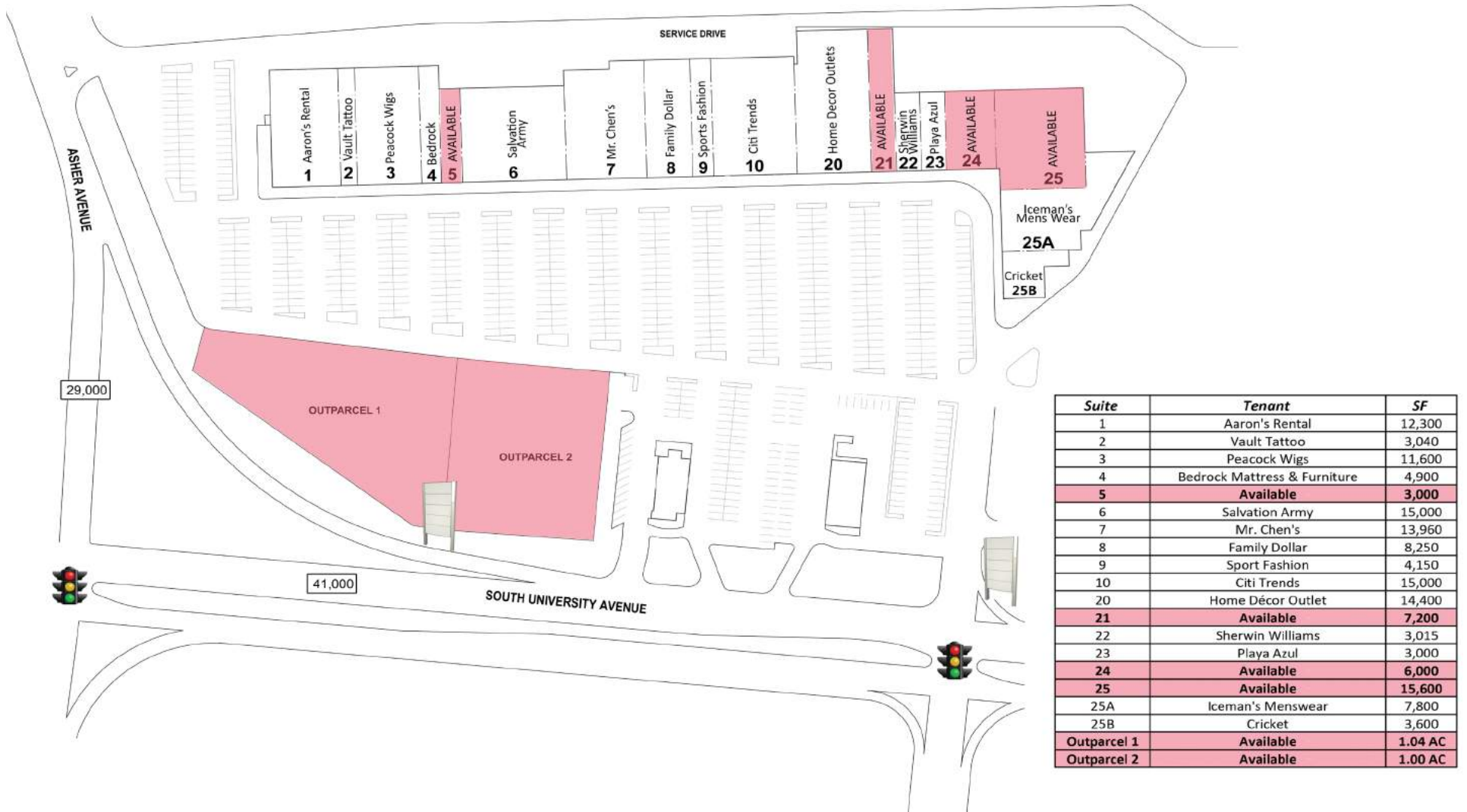


THE VILLAGE SHOPPING CENTER

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

 **FLAKE & KELLEY**
COMMERCIAL

SITE PLAN



Suite	Tenant	SF
1	Aaron's Rental	12,300
2	Vault Tattoo	3,040
3	Peacock Wigs	11,600
4	Bedrock Mattress & Furniture	4,900
5	Available	3,000
6	Salvation Army	15,000
7	Mr. Chen's	13,960
8	Family Dollar	8,250
9	Sport Fashion	4,150
10	Citi Trends	15,000
20	Home Décor Outlet	14,400
21	Available	7,200
22	Sherwin Williams	3,015
23	Playa Azul	3,000
24	Available	6,000
25	Available	15,600
25A	Iceman's Menswear	7,800
25B	Cricket	3,600
Outparcel 1	Available	1.04 AC
Outparcel 2	Available	1.00 AC