

# For Lease Downtown Warehouse



**MOSES  
TUCKER**  
REAL ESTATE

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## 516 W. 3rd Street

Little Rock, AR

### AVAILABLE

11,050 +/- SF

### PRICE

\$5,750/month

\*Lease rate includes the 31 available parking spaces in the underground garage

### COMMENTS

- Excellent location for car rental or auto shop
- Landlord improvements include new lighting package, garage door, retail door, storefront glass, and exterior and interior paint.

### LOCATION

This property in a prime location on arterials roads, 3rd and Broadway Street, in downtown Little Rock.

### TRAFFIC COUNT

Broadway Street: 18,000 VPD

### DEMOGRAPHICS

2017	1 mile	3 miles	5 miles
Population	5,011	52,114	120,766
Avg HH Inc	\$65,471	\$55,693	\$60,243
Total HH	3,150	23,961	54,356
Daytime Pop	46,943	102,095	156,753

### For More Information:

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