

COMMERCIAL SPACE AVAILABLE FOR LEASE

BROADMOOR SHOPPING CENTER

3018 S. UNIVERSITY AVENUE
LITTLE ROCK, AR 72204



PRESENTED BY:

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SHOPPING CENTER HIGHLIGHTS:

- Located within walking distance and just west of the UA Little Rock Campus off of South University Avenue.
- Current traffic volume numbers about 35,000 vehicles daily, including most of UA Little Rock's 13,000 students, faculty and staff.
- The Broadmoor neighborhood behind the shopping center owns a 10 acre lake a 10 acre park, which includes a playground, swimming pool and tennis courts
- Center size: 19,275 SF
- Proximity to popular centers and restaurants near Midtown, enhances visibility and foot traffic, attracting potential customers.



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AVAILABLE - 1,752 S/F +/-
NNN LEASE - \$12 SQ/FT + \$2 EST. CAM SQ/FT
\$2,044/MONTH



SPACE HIGHLIGHTS:

- This property is just across the street from the University of Arkansas at Little Rock campus, with high foot traffic, this space is perfectly situated for visibility and accessibility.
- Offers incredible value for its price, making it an excellent option for startups or businesses looking to maximize their budget.
- With an open floor plan, this space is a blank canvas ready for your vision to come to life.
- Close to national chains such as Target, Chick-Fil-A, Raising Caine's, and brands in Park Plaza Mall.



FOR MORE INFORMATION:

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