



FOR SALE OR LEASE

3500 South University Avenue

Little Rock, AR

Office Building Across from UALR

Features

- Building size: 7,544 SF
- Lot size: +/- 1 acre
- Lease price: \$14.00/SF
- Sale price: \$799,000
- 65 parking spaces
- Less than five miles to I-630
- Zoned C3 - General Commercial
- Traffic count: approximately 22,000 vehicles per day on South University

Asking Price:

\$799,000

CONTACT US

Greg Joslin, CCIM, SIOR

+1 501 978 6581

greg.joslin@ar.colliers.com

Nathan Monan

+1 501 850 0710

nathan.monan@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR SALE OR LEASE

Property Photos



FOR SALE OR LEASE

Neighborhood Map



CONTACT US

Greg Joslin, CCIM, SIOR
+1 501 978 6581
greg.joslin@ar.colliers.com

Nathan Monan
+1 501 850 0710
nathan.monan@ar.colliers.com

2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	6,169	62,620	148,244
Total Households	2,207	25,867	65,356
Average Household Income	\$52,906	\$68,496	\$90,006

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.