



Colliers

FOR LEASE

Town & Country Shopping Center

3500 - 3708 South University Avenue,
Little Rock, AR 72204

Features:

- Lease rate: \$10.00/SF, NNN
- Suite 2: 1,293 SF
- Suite 3: 3,427 SF (plus patio)
- Suite 6: 2,584 SF
- Operating expenses: estimated at \$3.34/SF
- Highly visible on South University Avenue with approximately 24,000 vehicles per day
- Across from the University of Arkansas at Little Rock, with over 8,000 students enrolled
- Major co-tenants include: Bank of America, Fun Wash, Sam's Oriental Store, Jackson Hewitt, and La Familia Pawn

Asking Price:

\$10.00
PSF NNN

CONTACT US:

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Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

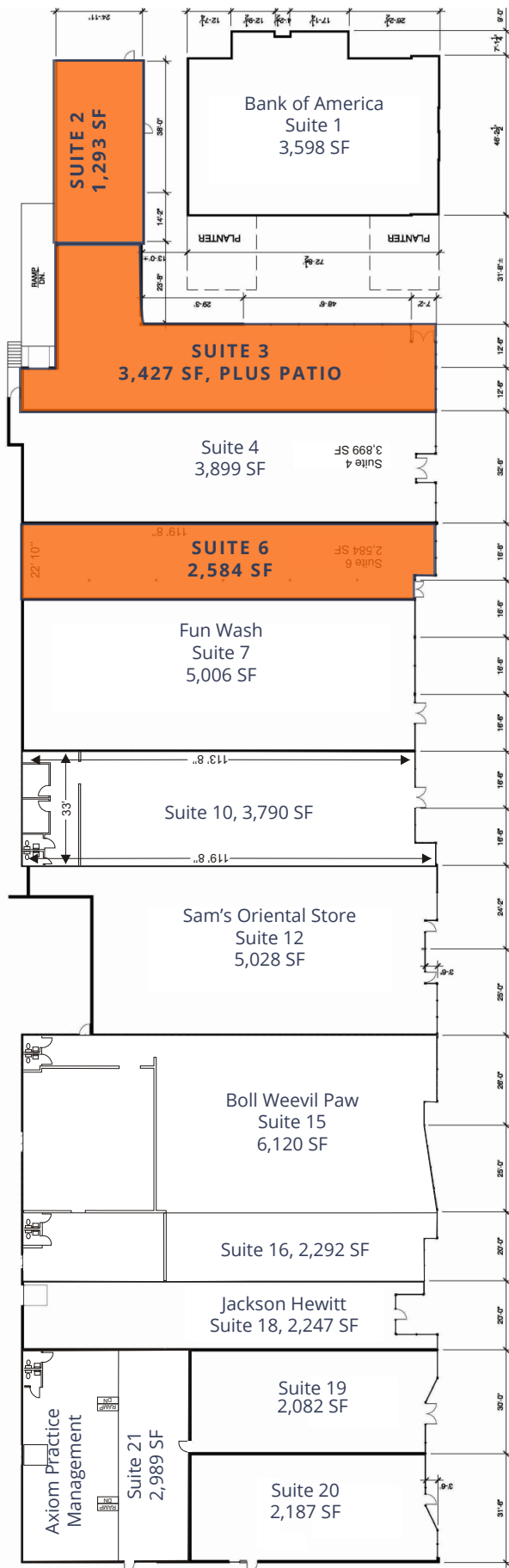
P: +1 501 372 6161

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Accelerating success.

Site Plan



Available Suites

SUITE	SF	PRICE
Suite 2	1,293 SF	\$1,077/mo
Suite 3 + Patio	3,427 SF	\$2,856/mo
Suite 6	2,584 SF	\$2,153/mo

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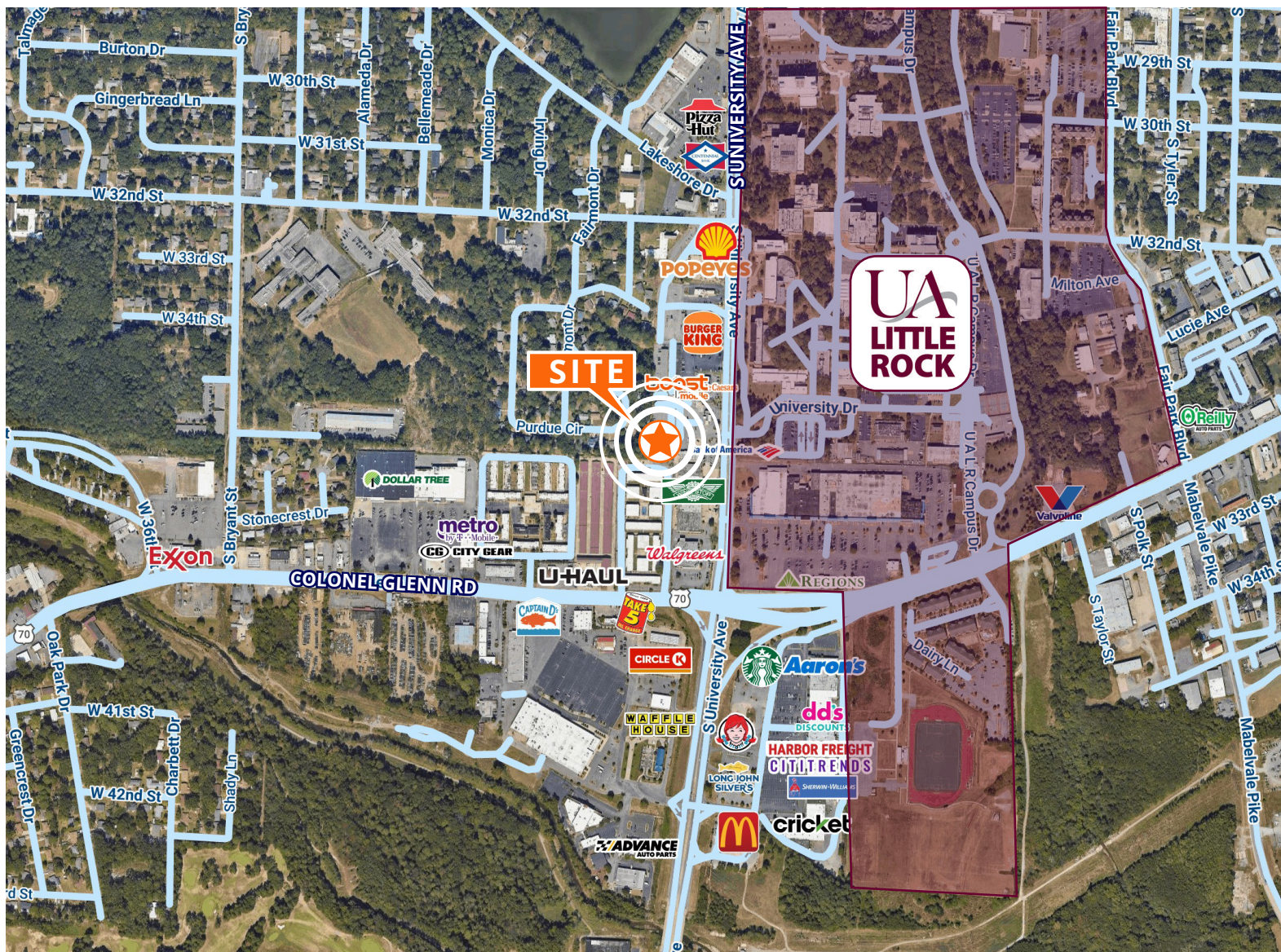
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www.colliers.com/arkansas



2026 Demographics

	1 Mile	3 Mile	5 Mile
Population	6,153	61,979	148,215
Est. Households	2,211	25,864	66,244
Est. Average Household Income	\$52,060	\$73,205	\$93,979

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