

FOR LEASE

1400 S. University Ave.

Little Rock, AR

Restaurant or Retail/Office Space Available
Near University of Arkansas – Little Rock

Features

- Suite 1-N & 2-O: 5,600 SF, \$7.50/SF, NNN
- Suite 15-A: 1,500 SF, \$13.00/SF, NNN
- NNNs estimated at \$3.00/SF
- Business front parking
- Close proximity to I-630
- Average traffic count: approximately 26,000 vehicles per day on University Avenue

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Asking Price:

\$7.50-\$13.00

PSF NNN

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Neighborhood map



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2025 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	8,392	75,892	147,719
Total Households	3,754	33,491	66,627
Average Household Income	\$63,339	\$93,947	\$91,356

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