



Colliers

FOR LEASE

Asking Price:

\$10.00
PSF NNN

Contact us:

Nathan Monan

+1 501 850 0710

nathan.monan@ar.colliers.com

Town & Country Shopping Center

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

Features:

- Lease rate: \$10/SF, NNN
- Suites from 2,584 SF - 3,899 SF available
- Operating expenses: estimated at \$1.10/SF
- Highly visible on South University Avenue with approximately 23,000 vehicles per day
- Across from the University of Arkansas at Little Rock
- Major co-tenants include: Bank of America, Fun Wash, Sam's Oriental Store, Jackson Hewitt, and Boll Weevil Pawn

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

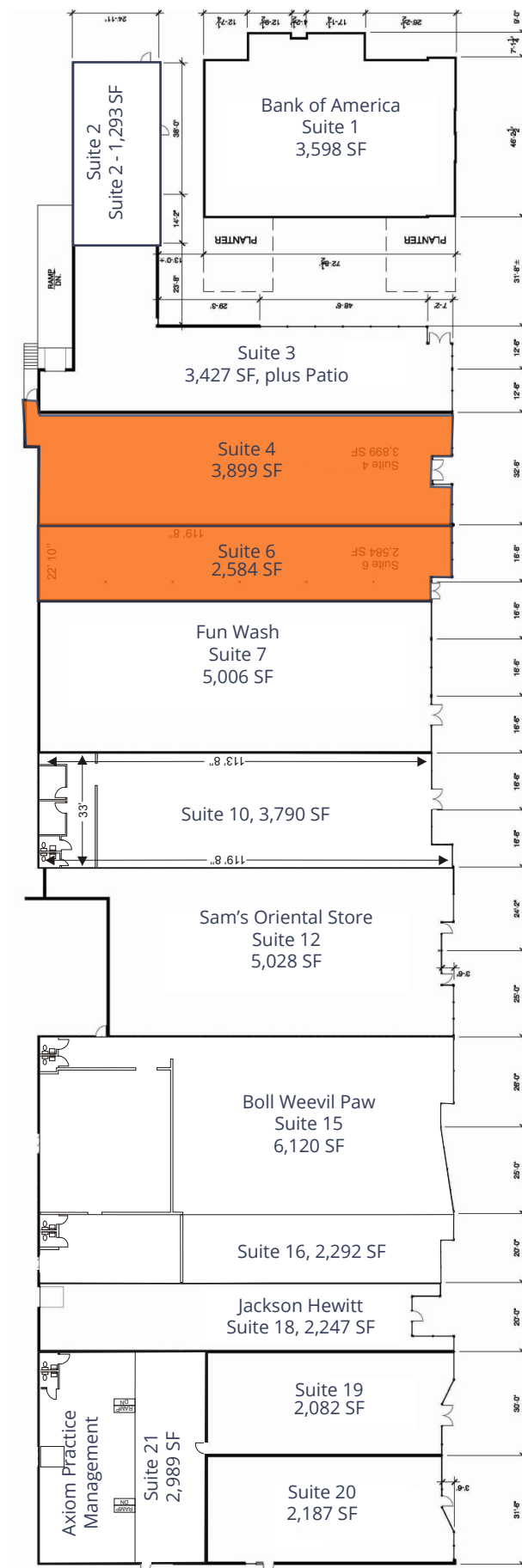
P: +1 501 372 6161

F: +1 501 372 0671

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Accelerating success.

Site Plan



Available Suites

SUITE	SF	PRICE
Suite 4	3,899 SF	\$3,249/mo
Suite 6	2,584 SF	\$2,153/mo

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2024 Demographics

	1 Mile	3 Mile	5 Mile
Population	6,483	63,175	148,943
Est. Households	2,429	26,465	66,612
Est. Average Household Income	\$51,120	\$68,743	\$88,044

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