



For Sale

Town & Country Shopping Center

3500-3708 S. University Ave.,
Little Rock, AR 72204

DICKSON FLAKE, CRE, CCIM, SIOR
501 372 6161 | 706
dickson.flake@colliers.com

MASON LEWIS, CCIM
501 372 6161 | 741
mason.lewis@colliers.com

DISCLOSURE: Dickson Flake, a licensee of Colliers International | Arkansas, is an owner of approximately 2.5% of the property being offered.



COLLIERS INTERNATIONAL
1 Allied Dr, Suite 1500
Little Rock, AR 72202
501 372 6161
www.colliers.com/arkansas

KEY FEATURES/HIGHLIGHTS

- › Sale price: \$3,900,000
- › Pro-forma CAP Rate: 9.27%
- › Total square footage: approx. 47,074 SF
- › Lot size: approx. 4.2 acres
- › Located immediately west across University Ave., from the University of Arkansas at Little Rock
- › Approx. 720 ft of frontage along S. University Ave.
- › Financials available upon request

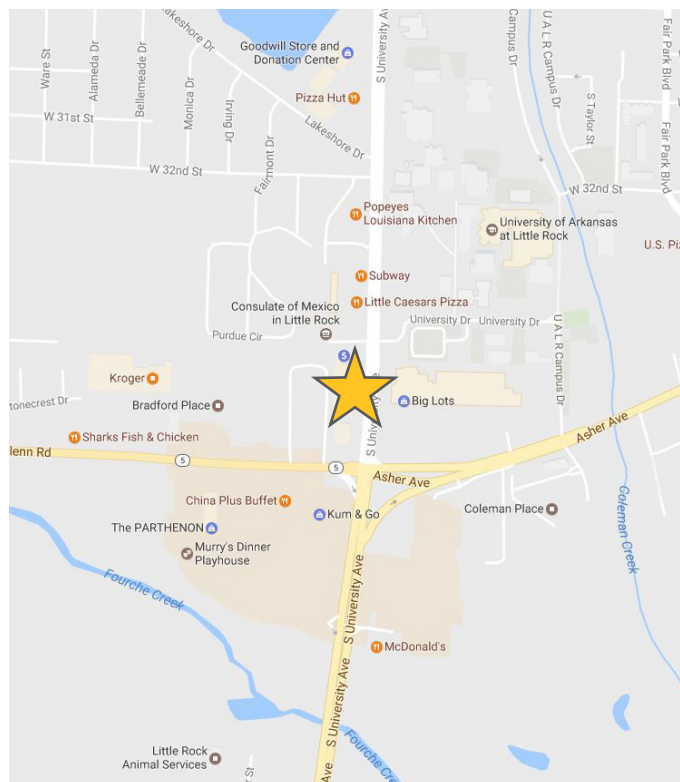
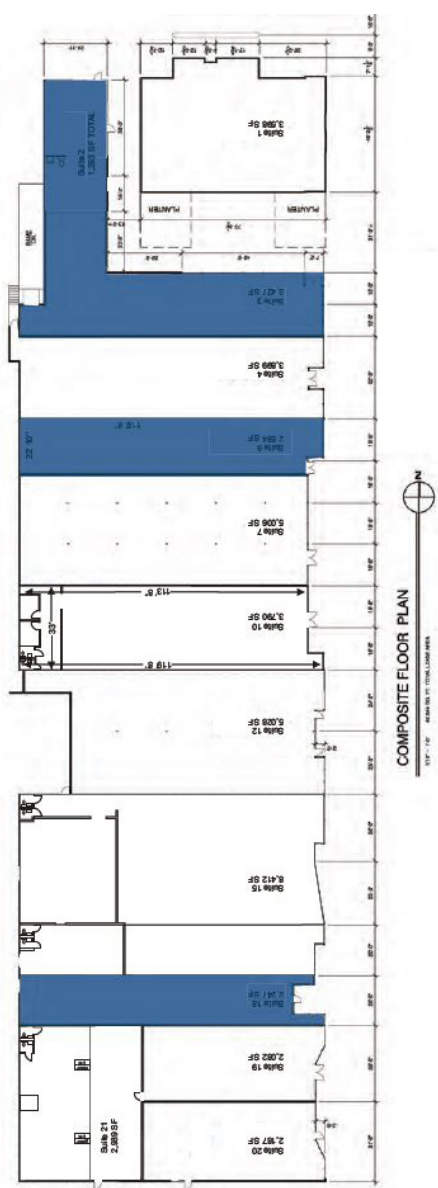
FOR SALE > Investment Opportunity

DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	6,600	63,934	151,447
Total Households	2,452	25,584	64,948
Avg. Household Income	\$44,599	\$49,809	\$62,937

FLOOR PLAN

3700 S. University



CONTACT US

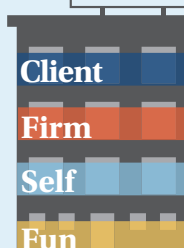
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