

# FOR LEASE > MIXED USE

Market & Merrill  
Market Drive & Merrill Street,  
Little Rock, AR



## Property

Market and Merrill Center offers a mixed use opportunity in the heart of west Little Rock, with quick access to I-430 as well as local dining and personal services. Ample parking field and good signage opportunities

## Site Size

- > 121,428 gross SF of leasable area
- > +/- 7.34 acres

## Zoning

- > C-1, Commercial

## Year Built

- > 1987

## Parking Ratio

- > 3.73/1,000

## Demographics

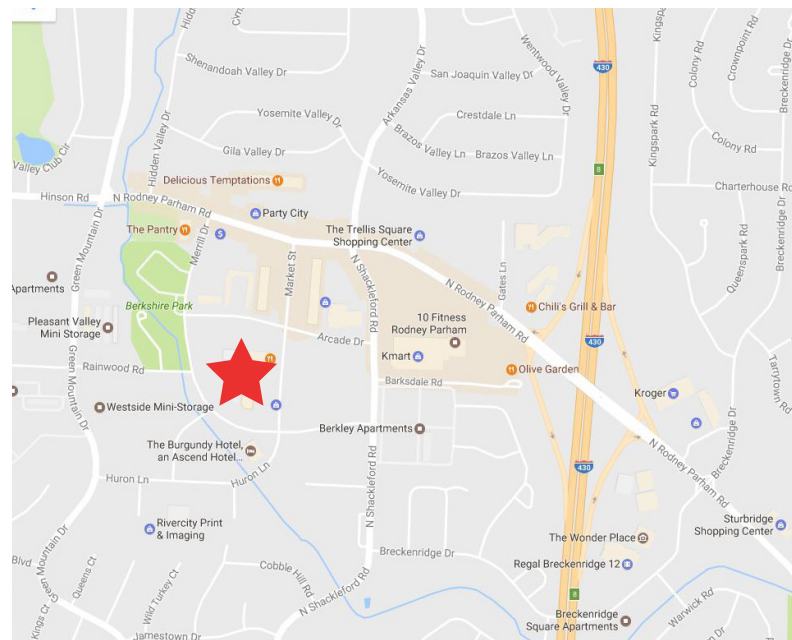
2016	1 mile radius	3 mile radius	5 mile radius
Population	11,460	69,416	129,246
Total Households	5,619	31,226	56,297
Avg. Household Income	\$70,072	\$88,547	\$86,617

## Traffic Counts

- > Approx. 36,000 vehicles per day on North Rodney Parham Road and 9,200 vehicles per day on North Shackleford Road

## Available Space & Rate

- > Lease rate: \$12.50/SF, Modified Gross
- Tenant pays utilities and janitorial

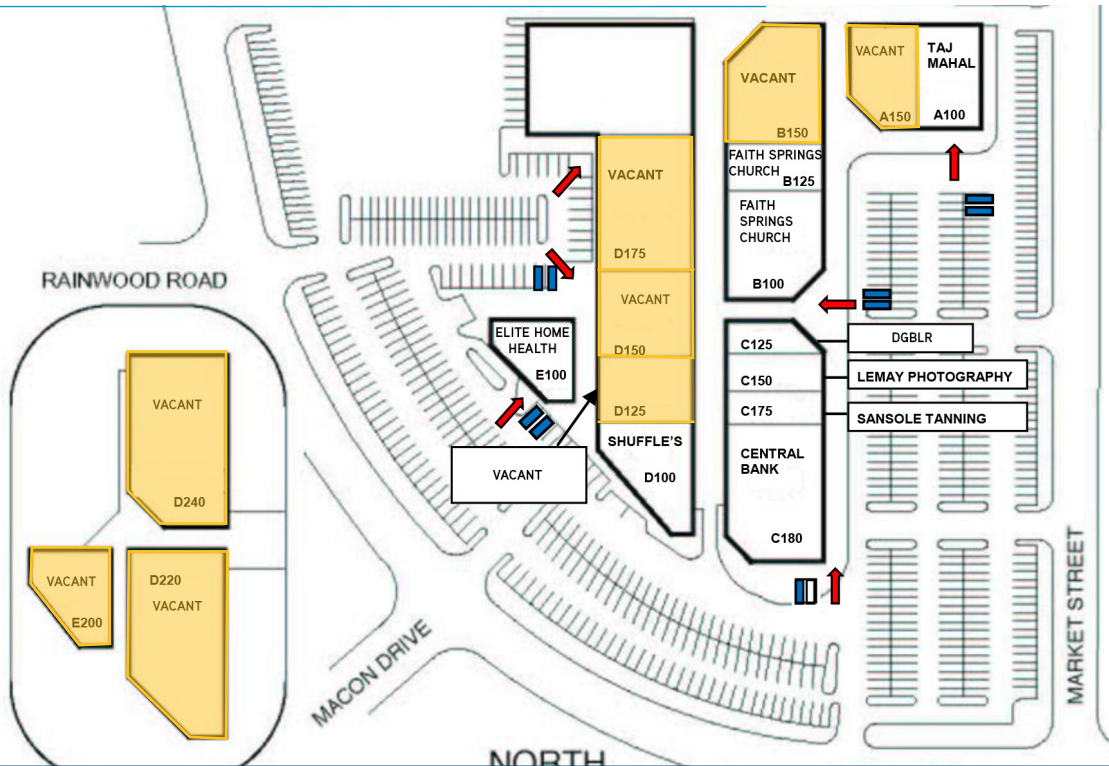


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## SITE PLAN



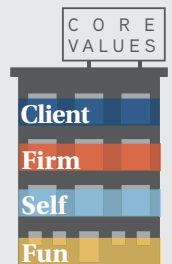
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## SUITES AVAILABLE

Suite A150	4,936 SF
Suite B150	9,472 SF
Suite D125	4,676 SF
Suite D150	5,063 SF
Suite D175	9,246 SF
*Suite D220	15,534 SF
*Suite D240	9,335 SF
Suite E200	4,298 SF

\*Suites may be subdivided