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

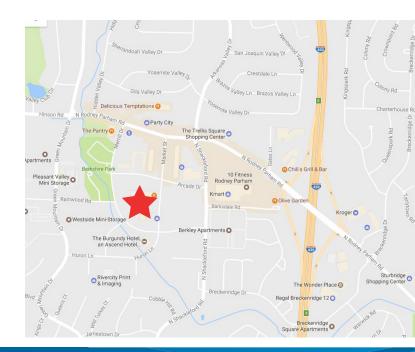
> Approx. 36,000 vehicles per day on North Rodney Parham Road and 9,200 vehicles per day on North Shackleford Road

Colliers

NTERNATION

Available Space & Rate

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



FOR LEASE > MIXED USE Market & Merrill

Market Drive & Merrill Street, Little Rock, AR







SITE PLAN

Contact Us

COLE HERGET 501 372 6161 cole.herget@colliers.com

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

TODD RICE, CCIM 501 372 6161 | 702 todd.rice@colliers.com



4,936 SF

9,472 SF

4,676 SF

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

SUITES AVAILABLE TAJ MAHAI ACANT VACANT A100 Suite A150 B150 FAITH SPRING CHURCH B125 VACANT Suite B150 FAITH SPRINGS CHURCH Suite D125 D175 RAINWOOD ROAD B100 VACANT Suite D150 LITE HOM DGBI R C125 HEALTH D150 Suite D175 LEMAY PHOTOGRAPHY C150 VACANT C175 D125 SANSOLE TANNING *Suite D220 SHUFFLE'S CENTRAL BANK VACANT D100 *Suite D240 D240 Suite E200 C180 MARKET STREET D220 VACANT VACANT MACONDRIVE E200

5,063 SF

9.246 SF 15.534 SF 9.335 SF 4.298 SF

*Suites may be subdivided

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.