# 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

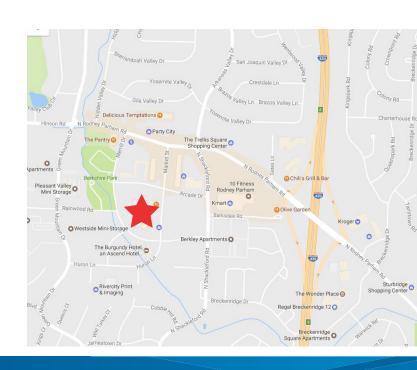
2016	1 mile radius	3 mile radius	5 mile radius
Population	11,460	69,416	129,246
Total Households	5,619	31,226	56,297
Avg. Household Income	\$70,072	\$88,547	\$86,617

#### **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



# FOR LEASE > MIXED USE

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







#### **Contact Us**

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

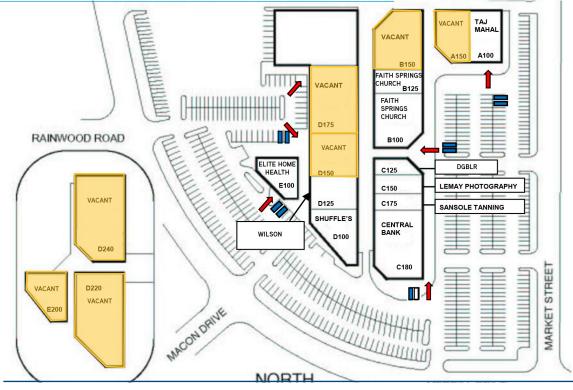
MASON LEWIS, CCIM 501 372 6161 | 741 mason.lewis@colliers.com

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

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



#### SITE PLAN



### SUITES AVAILABLE

Suite A150	4,936 SF
Suite B150	9,472 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

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.