



# For Sale/Lease

Broadway Place  
(Formerly Gay Oil Building)

300 S Broadway, Little Rock, AR

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## KEY FEATURES/HIGHLIGHTS

- › Lease rate: Negotiable depending on build out
- › Sale price: \$1,550,000
- › Building size: approx. 48,775 SF
- › Lot size: approx. 0.48 AC
- › Tenant improvement allowance available
- › Rooftop patio
- › Currently in shell condition
- › Downtown location perfect for retail or office space



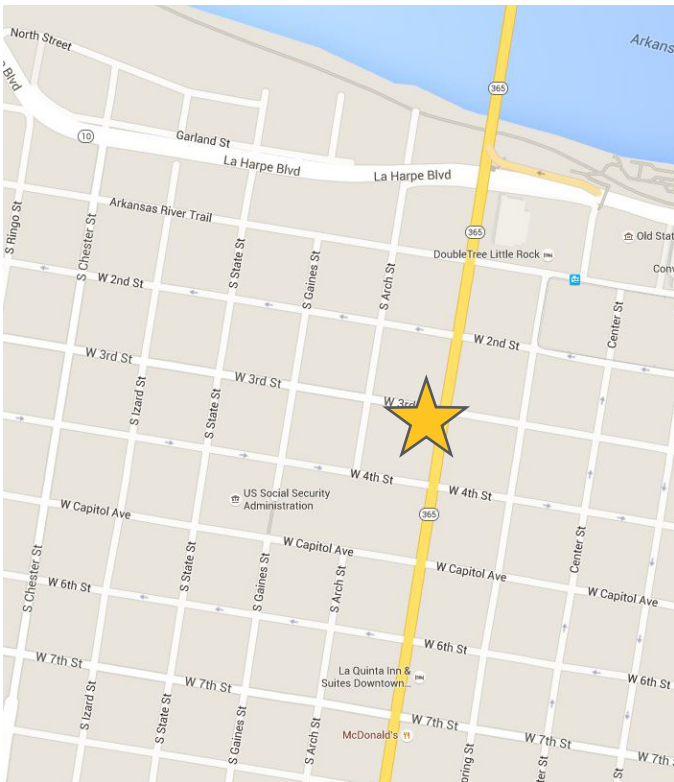
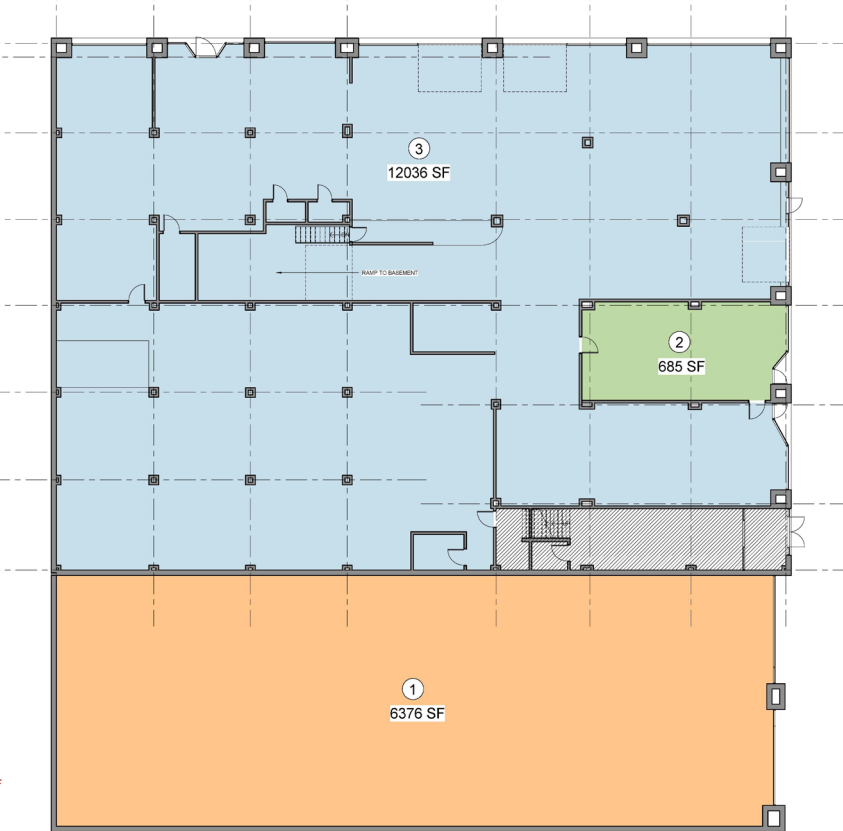


## DEMOGRAPHICS

2016	1 mile radius	3 mile radius	5 mile radius
Population	5,395	51,708	124,674
Total Households	3,302	22,729	54,080
Avg. Household Income	\$42,422	\$47,571	\$57,970

## 1ST FLOOR PLAN

20,653 GROSS SQUARE FEET



Area 3 toward 3rd street



Area 3 toward Broadway

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2ND FLOOR PLAN

14,117 GROSS SQUARE FEET



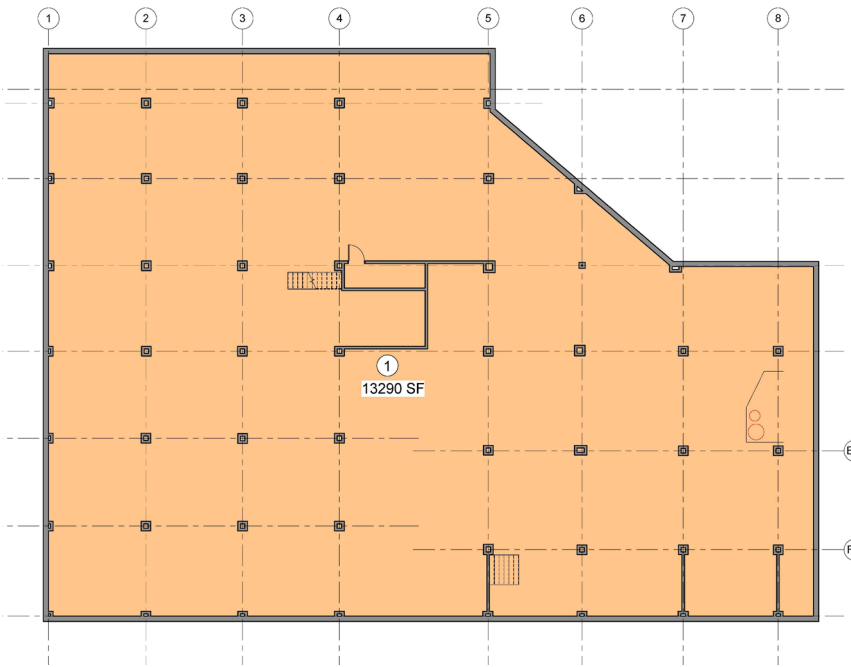
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"Open Office 3"

BASEMENT

13,805 GROSS SQUARE FEET



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