



For Sale

Colonel Glenn Shopping Center

6420 Colonel Glenn Road,
Little Rock, AR 72204

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KEY FEATURES/HIGHLIGHTS

- › Approx. 139,254 SF grocery-anchored retail center
- › Lot size: +/- 9.08 AC
- › Sale price: \$4,900,000
- › Pro-forma cap rate: 9.88%
- › Favorable mix of national and local tenants including Kroger, Dollar Tree and It's Fashion Metro
- › Two outparcel sites available
- › Zoning: "C-3," General Commercial District
- › Financials available upon request

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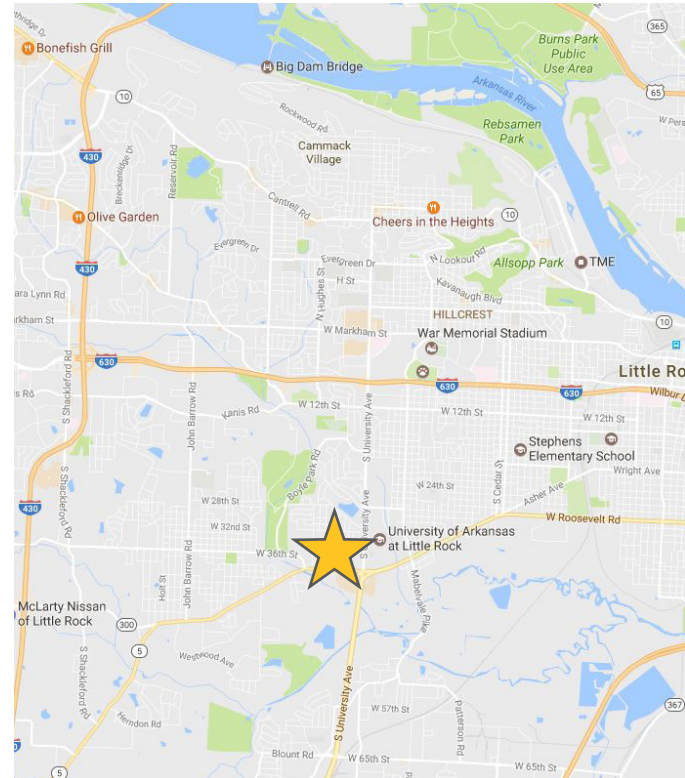
DEMOGRAPHICS

2017	1 mile radius	3 mile radius	5 mile radius
Population	6,103	61,431	152,514
Total Households	2,265	24,327	65,473
Avg. Household Income	\$45,242	\$48,681	\$63,439

SITE PLAN



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