



# For Lease

## Rock Creek Square Outparcel

Bowman Rd & W Markham St,  
Little Rock, AR 72211

DICKSON FLAKE, CRE, CCIM, SIOR  
501 372 6161 | 706  
dickson.flake@colliers.com

LEE STROTHER, CCIM  
501 372 6161 | 703  
lee.strother@colliers.com



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

### KEY FEATURES/HIGHLIGHTS

- › Land lease rate: of \$10,000/month, NNN
- › Zoned C-3 for retail development
- › No required drive access from Bowman Rd
- › Minimal site work; property is graded and paved
- › Center of Bowman Road retail corridor
- › Land area: 40,753 SF
- › Approx. 21,000 vehicles per day on W Markham St and 18,000 vehicles per day on S Bowman Rd
- › 44 dedicated parking spaces

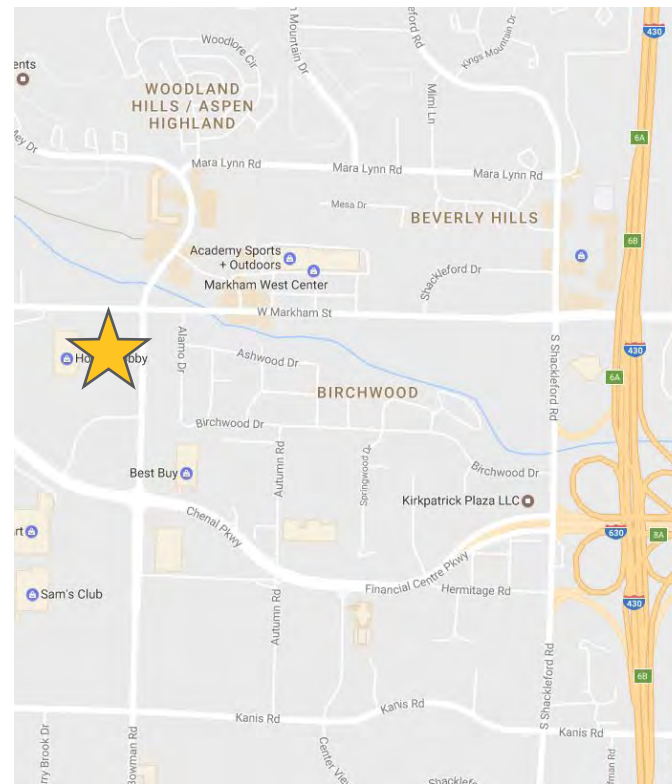
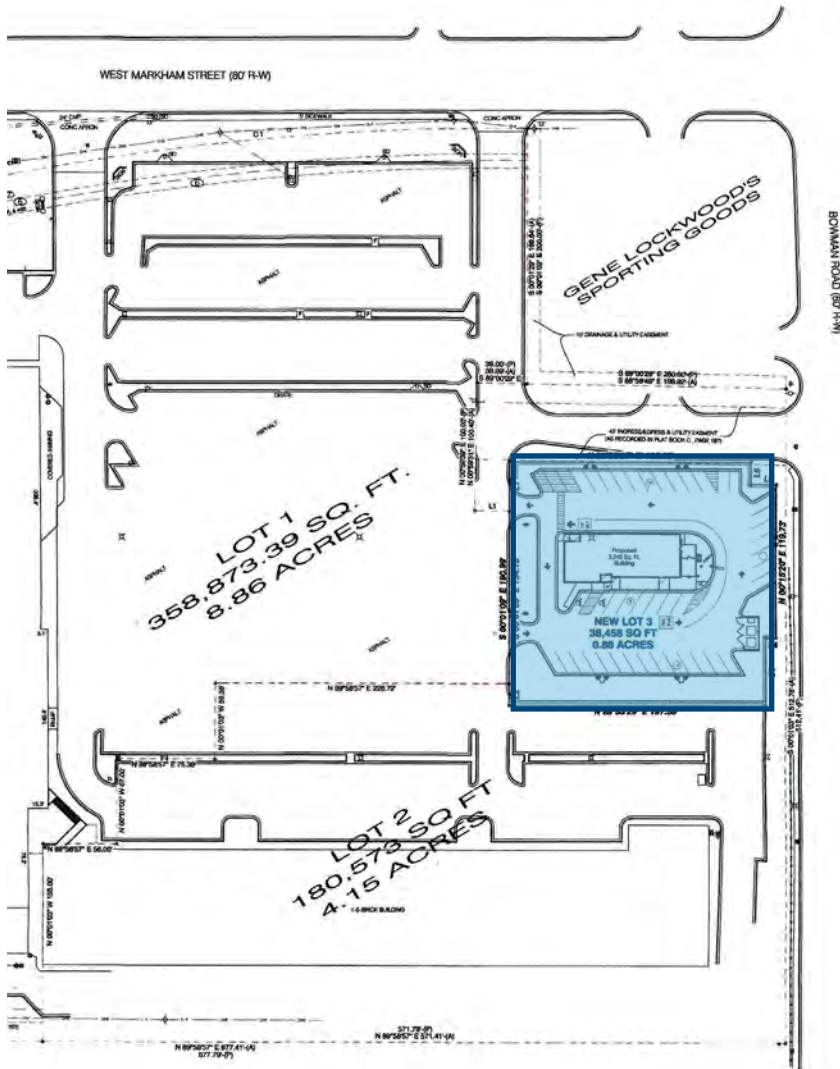


# FOR LEASE > West Little Rock Outparcel

## DEMOGRAPHICS

	2016	1 mile radius	3 mile radius	5 mile radius
Population		9,835	65,925	124,105
Total Households		5,016	28,728	53,403
Avg. Household Income		\$62,870	\$82,934	\$86,126

## PRELIMINARY SITE PLAN



## CONTACT US

DICKSON FLAKE, CRE, CCIM, SIOR  
501 372 6161 | 706  
[dickson.flake@colliers.com](mailto:dickson.flake@colliers.com)

LEE STROTHER, CCIM  
501 372 6161 | 703  
[lee.strother@colliers.com](mailto:lee.strother@colliers.com)

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.



COLLIERS INTERNATIONAL  
1 Allied Dr, Suite 1500  
Little Rock, AR 72202  
+1 501 372 6161  
[www.colliers.com/arkansas](http://www.colliers.com/arkansas)



## NEIGHBORHOOD AERIAL



This document/email 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 therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL  
1 Allied Dr, Suite 1500  
Little Rock, AR 72202  
+1 501 372 6161  
[www.colliers.com/arkansas](http://www.colliers.com/arkansas)