

FOR LEASE

# 1400 S. University Ave.

Little Rock, AR

## Restaurant or Retail/Office Space Available Near University of Arkansas - Little Rock

### Features

- Suite 1-N & 2-O: 5,600 SF, \$7.50/SF, NNN
- Suite 15-A: 1,500 SF, \$13.00/SF, NNN
- NNNs estimated at \$3.00/SF
- Business front parking
- Close proximity to I-630
- Average traffic count: approximately 26,000 vehicles per day on University Avenue

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### Asking Price:

# \$7.50-\$13.00

PSF NNN

### CONTACT US

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#### Colliers | Arkansas

1 Allied Drive, Suite 1500

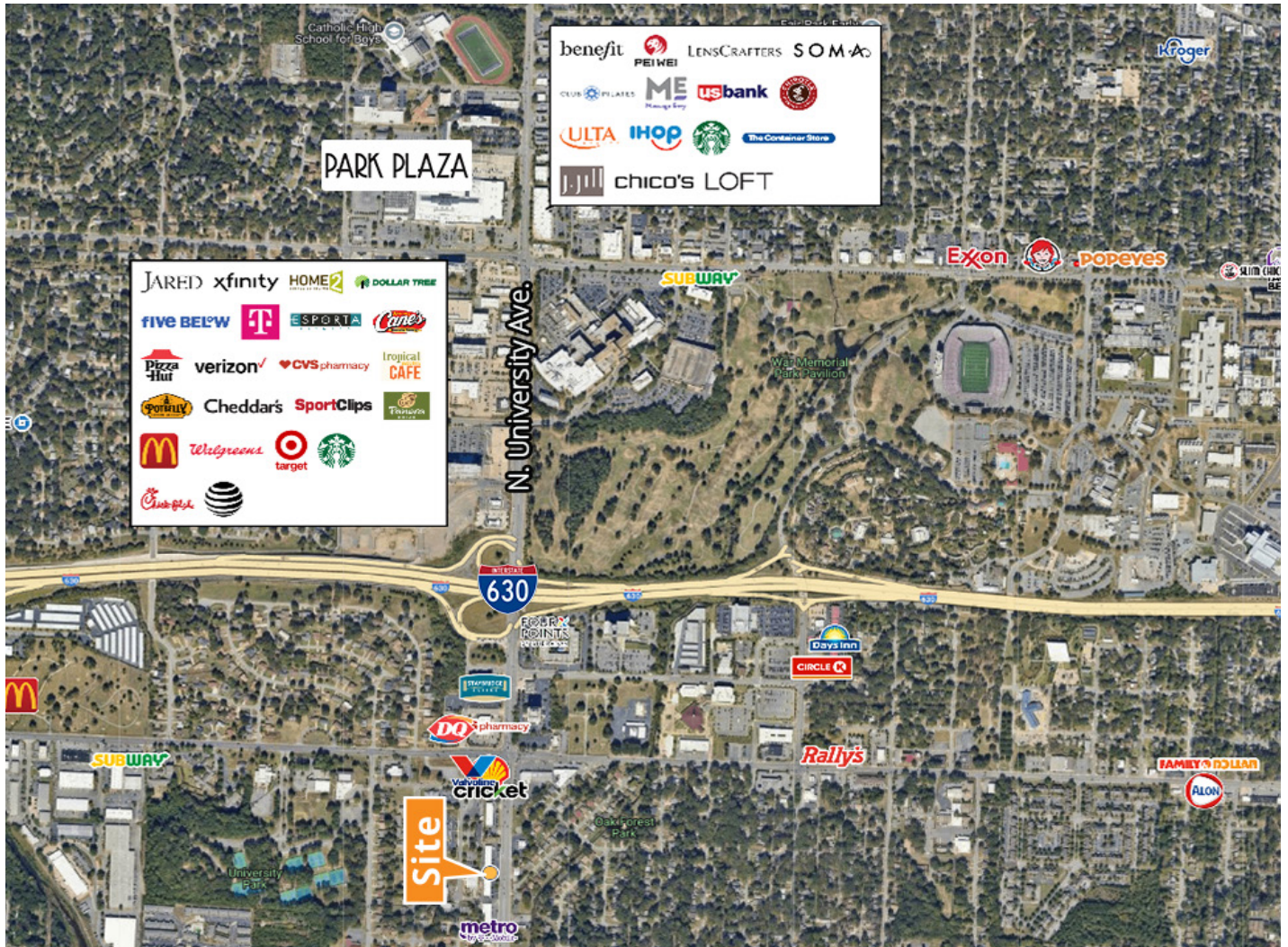
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# Neighborhood map



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## 2025 Demographics

	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	<b>8,392</b>	<b>75,892</b>	<b>147,719</b>
<b>Total Households</b>	<b>3,754</b>	<b>33,491</b>	<b>66,627</b>
<b>Average Household Income</b>	<b>\$63,339</b>	<b>\$93,947</b>	<b>\$91,356</b>

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