

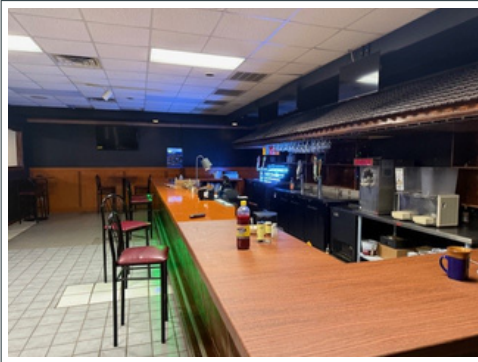
TURNKEY RESTAURANT SPACE FOR LEASE

2924 S. University Avenue - Little Rock, AR

6,241 SF +/- | NNN Lease | \$6,241/Mo.
Base Rent \$10/sf/yr + Est C.A.M. \$2/sf/yr



BROADMOOR SHOPPING CENTER



Begin your culinary journey and establish your brand's presence with this turnkey restaurant space.



Proximity to UALR, Broadmoor Shopping Center boasts high foot traffic and is perfectly situated for visibility & accessibility



This no-frills, full of potential, and functional space comes with essential equipment including commercial-grade appliances, ventilation systems, and fixtures, allowing for immediate operation.



Great for full service, take-out, ghost kitchen, or first time concept.



The interior features a spacious dining area that can be easily adapted to various restaurant concepts and seating arrangements.

PRESENTED BY:



GEORGE PETROV

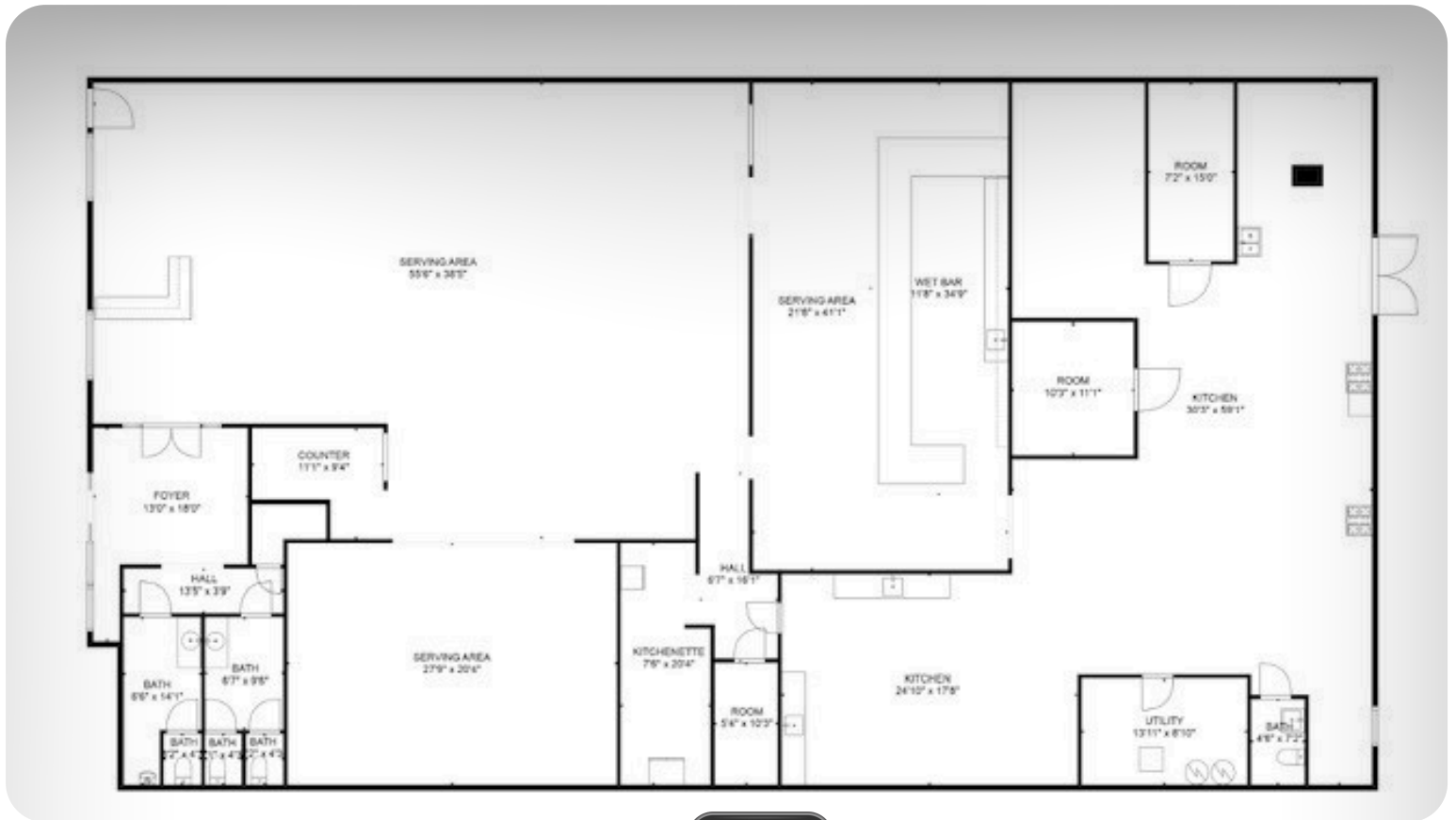
George@p4realtygroup.com
501.413.3664

FLOOR PLAN

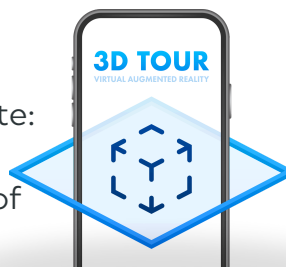
SUITE 2924  6,241 SF +/-

P4
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This approximately 6,241 SF turnkey restaurant space at Broadmoor Shopping Center offers a rare opportunity for immediate operation in a highly visible Little Rock location near the University of Arkansas at Little Rock. The fully built-out space includes an expansive dining area, bar/service area, commercial kitchen infrastructure, ventilation systems, prep areas, storage, and existing restaurant fixtures, making it ideal for full-service dining, take-out, ghost kitchen, or first-time restaurant concepts. Located along S. University Avenue with ample surface parking and convenient access to surrounding retail, medical, and university traffic, the property combines functionality, accessibility, and strong positioning within an established shopping center.



Please visit our website:
P4realtygroup.com
for a 3D virtual tour of
this space.



INTERIOR PHOTOS

SUITE 2924  6,241 SF +/-

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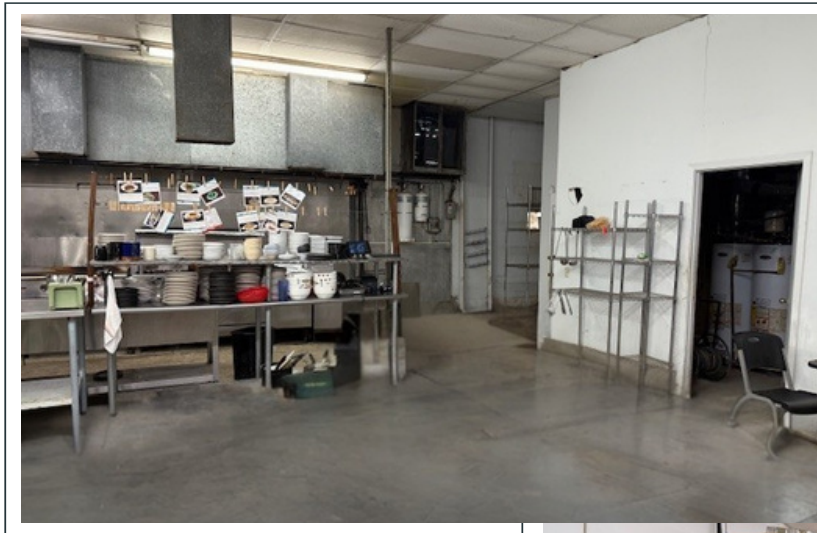
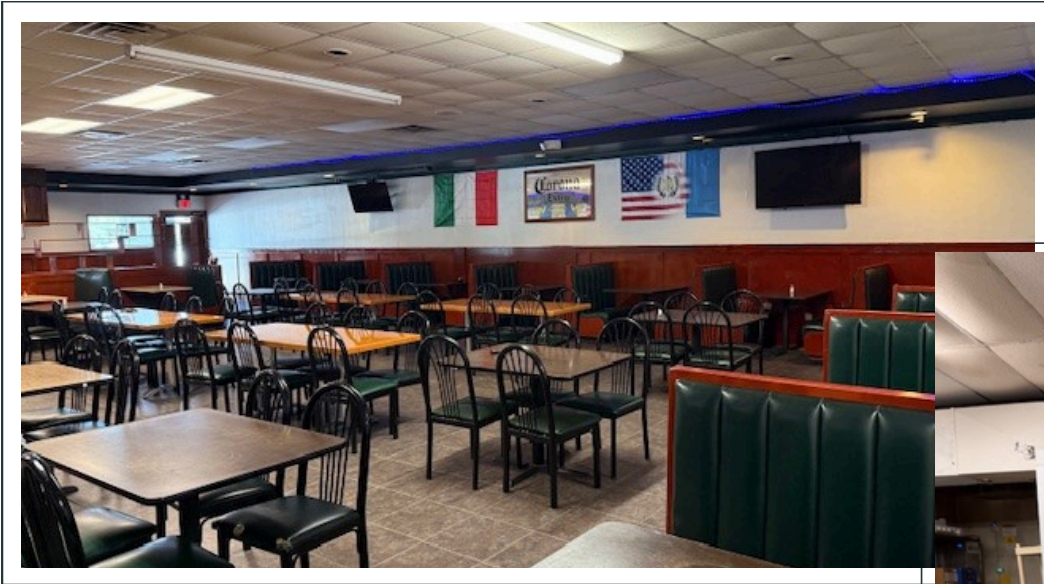
SPACE FEATURES

- Large dining/serving area.
- Full kitchen & prep spaces.
- Bar/counter service set-up.
- Commercial cook line.
- Existing dining room seating
- Walk-in cooler/freezer.
- Stainless steel kitchen infrastructure already in place.

ADDITIONAL INTERIOR PHOTOS

SUITE 2924  6,241 SF +/-

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LOCATION



Located at 2924 S. University Avenue within Broadmoor Shopping Center, this restaurant space offers exceptional connectivity and visibility in the heart of central Little Rock. The property sits directly adjacent to the University of Arkansas at Little Rock campus and is less than one mile from I-630 and approximately three miles from I-430, providing quick access throughout the Little Rock metro. The location is also just minutes from UAMS, Baptist Health Medical Center, Midtown retail corridors, and Downtown Little Rock, making it well positioned to capture traffic from students, medical professionals, nearby residents, and daily commuters alike. Surrounded by established retailers, restaurants, and neighborhood amenities, the site combines strong accessibility, convenient surface parking, and consistent consumer traffic in one of the city's most active commercial corridors.



NEARBY

WHAT'S NEARBY

- Park Plaza Mall
- Chick-Fil-A
- Starbucks
- Raising Cane's Chicken Fingers
- Cheddar's Scratch Kitchen
- CHI St. Vincent
- UAMS Medical Center
- U of A @ Little Rock
- Four Points by Sheraton
- Little Rock Zoo
- Target

