

ATM SITE FOR LEASE / REDEVELOPMENT GROUND LEASE

Three Financial Centre | 900 S. Shackleford | Little Rock, AR 72211



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AVAILABLE

±0.74 Acre Former ATM Site Wrap-Around Drive-Thru

LEASE PRICE

\$4,200/mo NNN or Build-to-Suit options available

COMMENTS

- Prime Opportunity for banks, financial service business or any office user requiring drive-thru services
- Existing electrical infrastructure in place
- Lighted parking adjacent office building
- Excellent ground lease/redevelopment opportunity for potential QSR development, subject to zoning
- Currently zoned POD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	14,062	63,641	121,032	296,874
AVERAGE HH INCOME	\$77,131	\$104,227	\$113,305	\$101,082
TOTAL HH	2,748	33,639	60,978	137,614

TRAFFIC COUNTS

I-430: 62,450 VPD

S. Shackleford Rd: 16,752 VPD

Hermitage Rd: 9,500 VPD



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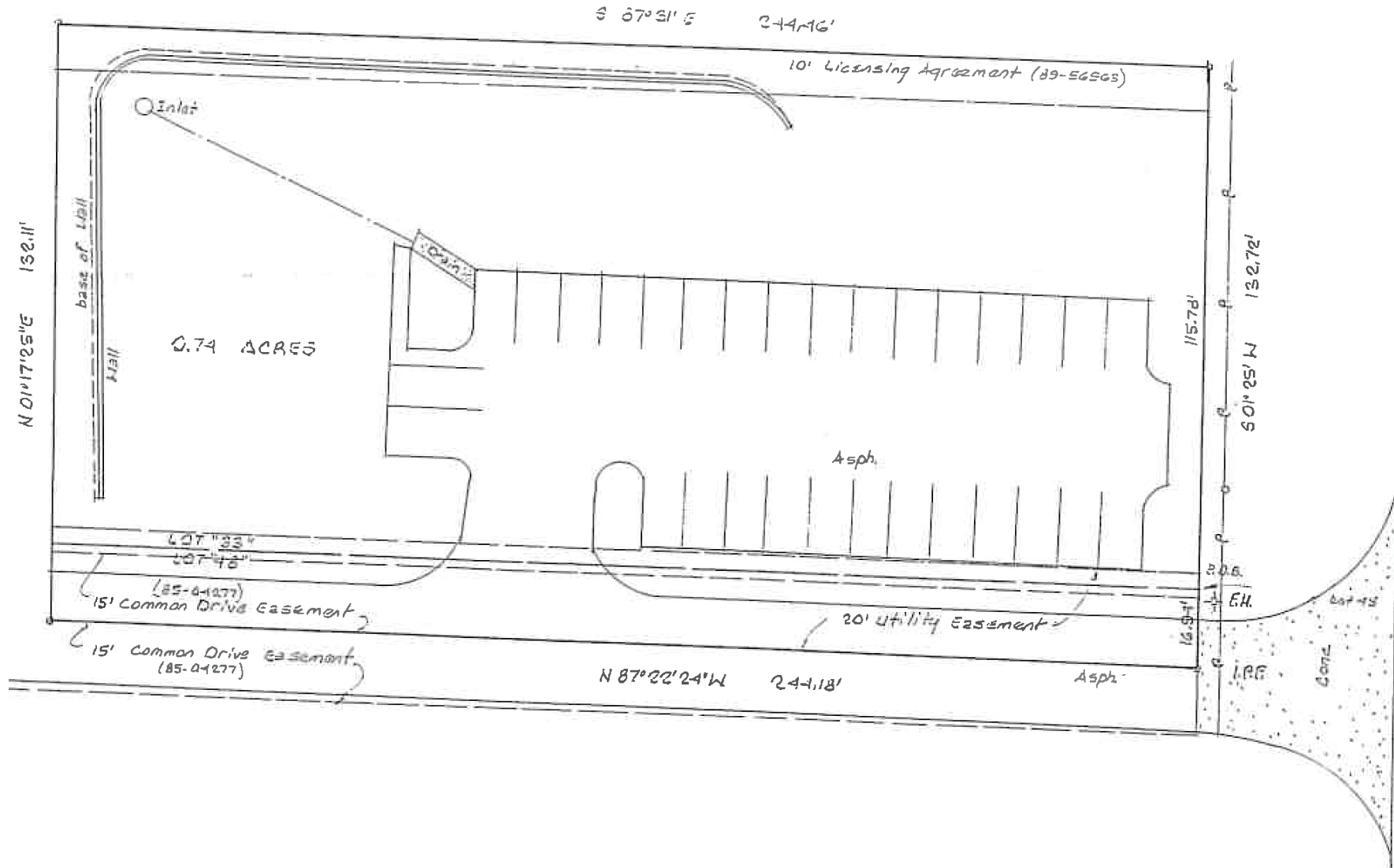
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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