


# BROADMOOR SHOPPING CENTER

 3036 S. UNIVERSITY AVENUE  
LITTLE ROCK, AR 72204

## COMMERCIAL SPACE FOR LEASE

AVAILABLE - 1,500 SF +/-  
NNN LEASE - \$12.00/SF  
EST CAM - \$2.00/SF  
\$1,750/MONTH

**PRESENTED BY:**  
GEORGE PETROV,  
PRINCIPAL BROKER

 501/224-9600

 GEORGE@P4REALTYGROUP.COM

P4

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## FEATURES

\*PROPERTY LOCATED WITHIN WALKING DISTANCE FROM THE UNIV OF ARK AT LITTLE ROCK CAMPUS, WITH HIGH FOOT TRAFFIC, THIS SPACE IS PERFECTLY SITUATED FOR VISIBILITY & ACCESSIBILITY.

\*OFFERS INCREDIBLE VALUE FOR ITS PRICE, MAKING IT AN EXCELLENT OPTION FOR STARTUPS OR BUSINESSES LOOKING TO MAXIMIZE THEIR BUDGET.

\*WITH BEAUTIFUL FLOORING AND AN OPEN FLOORPLAN, THIS SPACE IS A BLANK CANVAS READY FOR YOUR VISION TO COME TO LIFE.

\*CLOSE TO NATIONAL CHAINS SUCH AS TARGET, CHICK-FIL-A, RAISING CANE'S, AND BRANDS IN PARK PLAZA MALL.



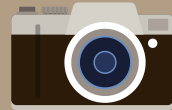
[P4REALTYGROUP.COM](https://www.p4realtygroup.com)



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\$1,750.00/MONTH

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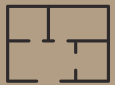


## INTERIOR PHOTOS



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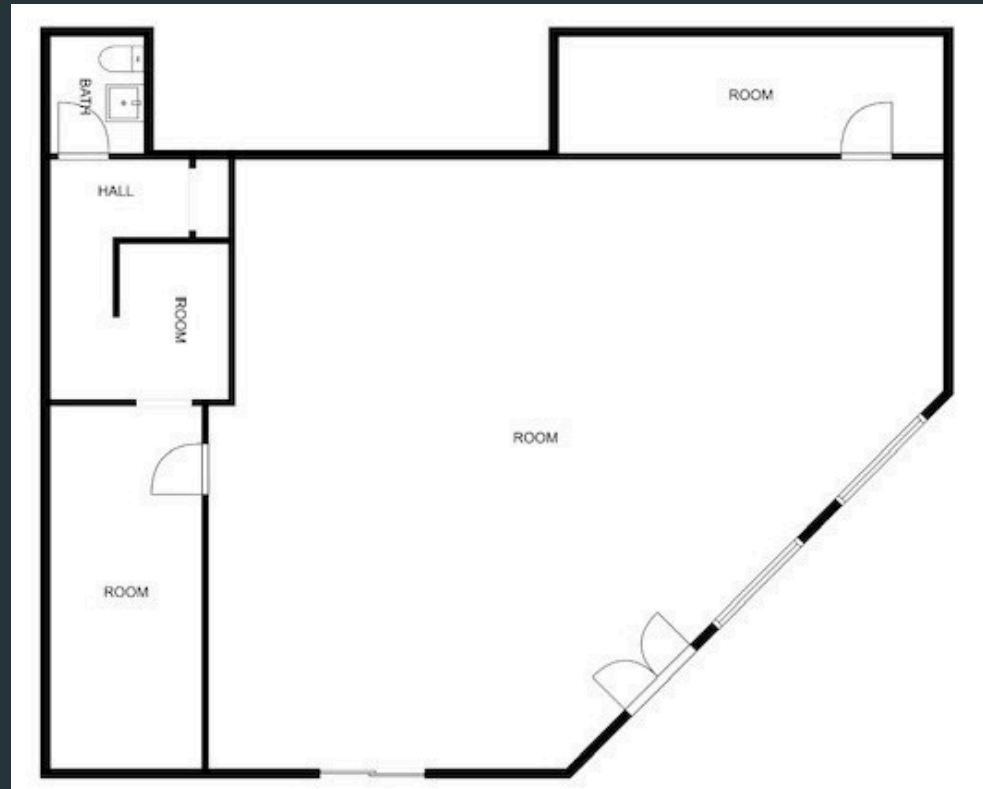
## FLOOR PLAN

SUITE 3036 - 1,500 SQ FT +/-  
\$1,750/MONTH



PLEASE VISIT OUR WEBSITE:  
[P4REALTYGROUP.COM](http://P4REALTYGROUP.COM)  
FOR A 3D VIRTUAL TOUR.

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Lakeshore Dr.

S. Univeristy Ave.

BROADMOOR  
LAKE & PARK

BROADMOOR SHOPPING CENTER



UNIVERSITY AVE.

UA  
LITTLE  
ROCK

FAIR PARK BLVD.



US-70/COLONEL GLENN RD.

US-70/ASHER AVE.