

# BROADMOOR SHOPPING CENTER



3006 S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72204

FOR LEASE

\$5,280/MONTH

5280 SF +/-

NNN LEASE - \$10.00/SF/YR

EST CAM - \$2.00/SF/YR

P4

Realty Group



## 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 POLISHED CONCRETE 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



PRESENTED BY:

GEORGE PETROV,  
PRINCIPAL BROKER



501/224-9600



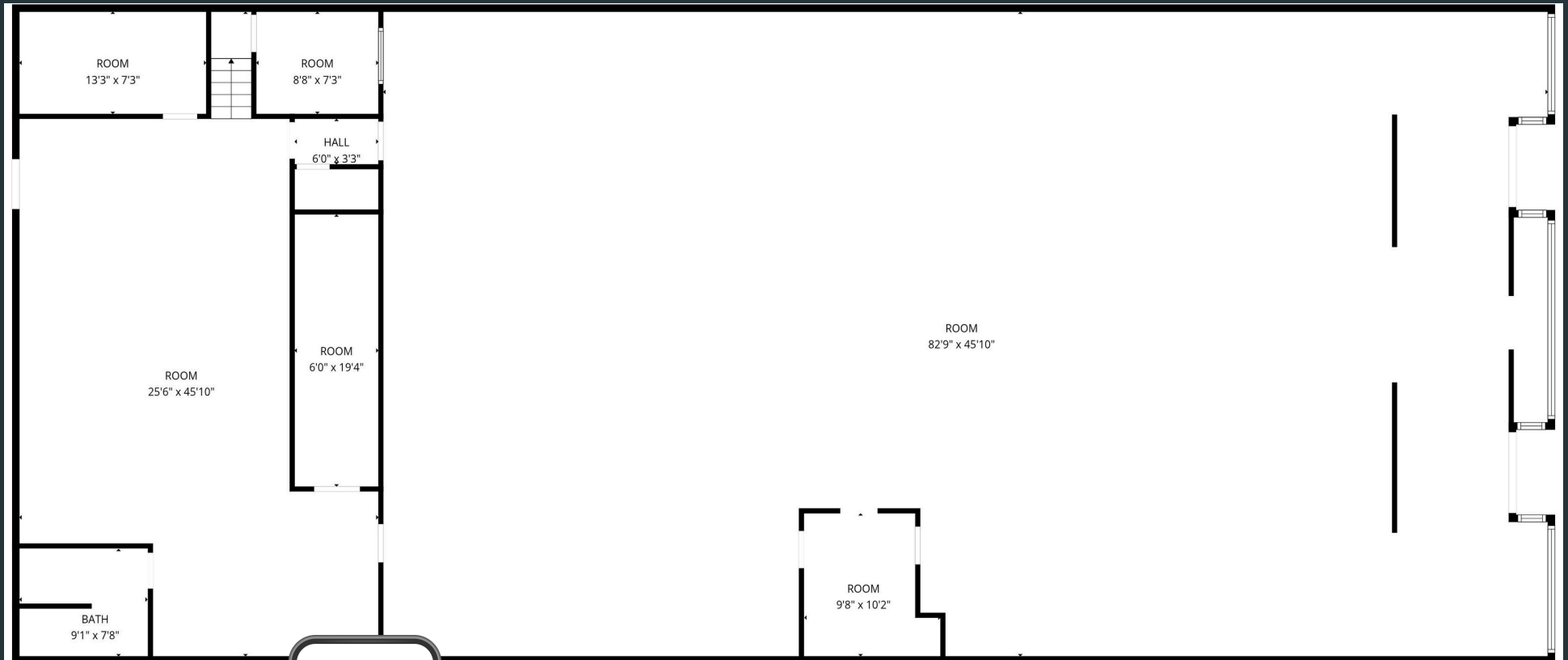
GEORGE@P4REALTYGROUP.COM

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 FLOOR PLAN

SUITE 3006 - 5,280 SQ FT +/-  
\$5,280/MONTH



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

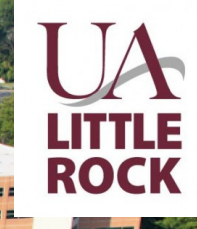
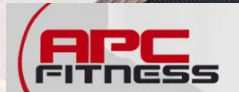
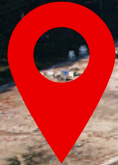
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 [GEORGE@P4REALTYGROUP.COM](mailto:GEORGE@P4REALTYGROUP.COM)



Braodmoor Lake  
& Park



S. University Ave

Lakeshore Dr.



Braodmoor Lake  
& Park

Broadmoor  
Shopping Center

Lakeshore Dr.

S. University Ave.

UA  
LITTLE  
ROCK

UA  
LITTLE  
ROCK

UA  
LITTLE  
ROCK

Fair Park Blvd.

POPEYES

BUERGER KING

BANK OF AMERICA

BANK OF AMERICA

W

REGIONS

US -70/Colonel Glenn Rd.

US -70/Asher Ave.

Google Maps