

BROOMOOR SHOPPING CENTER




3002 S. UNIVERSITY AVENUE
LITTLE ROCK, AR 72204

COMMERCIAL SPACE FOR LEASE

AVAILABLE - 4,188 SF +/-
NNN LEASE - \$12.00/SF + EST CAM - \$2.00/SF
\$4,886/MONTH

PRESENTED BY:
GEORGE PETROV,
PRINCIPAL BROKER

 501/224-9600

 GEORGE@P4REALTYGROUP.COM

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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.

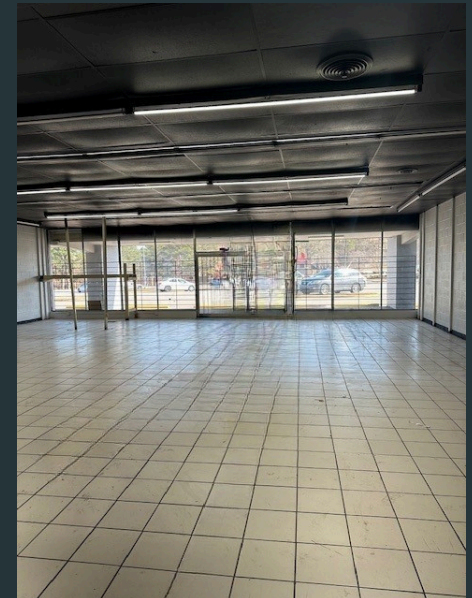
*CLOSE TO NATIONAL CHAINS SUCH AS TARGET, CHICK-FIL-A, RAISING CANE'S, AND BRANDS IN PARK PLAZA MALL.

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3002 S. UNIVERSITY AVENUE
\$4,886/MONTH

NNN LEASE - \$12/SF +
\$2/SF EST CAM



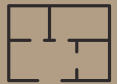
INTERIOR PHOTOS

BROADMOOR SHOPPING CENTER

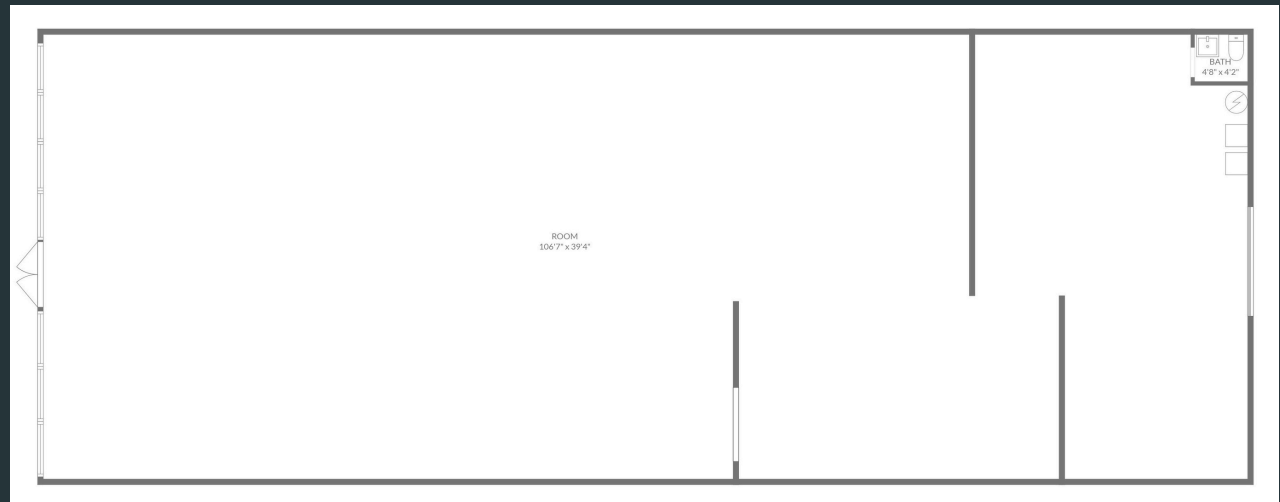
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SUITE 3002 - 4,188 SQ FT +/-
\$4,886/MONTH



FLOOR PLAN



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P4 REALTY GROUP | 8221 RANCH BLVD, STE A1 | LITTLE ROCK, AR 72223 | WWW.P4REALTYGROUP.COM



UA LITTLE ROCK



Lakeshore Dr.

S. University Ave.

BROADMOOR
LAKE & PARK

BROADMOOR SHOPPING CENTER



UNIVERSITY AVE.

UA
LITTLE
ROCK

FAIR PARK BLVD.



US-70/COLONEL GLENN RD.

US-70/ASHER AVE.