

6,241 SF +/-  
TURNKEY  
RESTAURANT  
SPACE  
FOR LEASE



NNN Lease  
Lease Rate:  
\$10.00/SF/Yr  
Est CAM \$2.00/SF/Yr  
\$6,241/Mo

Presented by:  
George Petrov,  
Principal Broker  
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BROADMOOR SHOPPING CENTER  
2924 S. UNIVERISTY AVENUE  
LITTLE ROCK, AR 72204



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



Located just steps from the University of Arkansas at Little Rock campus, this shopping center boasts high foot traffic and is perfectly situated for visibility and 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.



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



The shopping center offers a host of surface parking, ensuring convenience for both dine-in customers and staff.



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

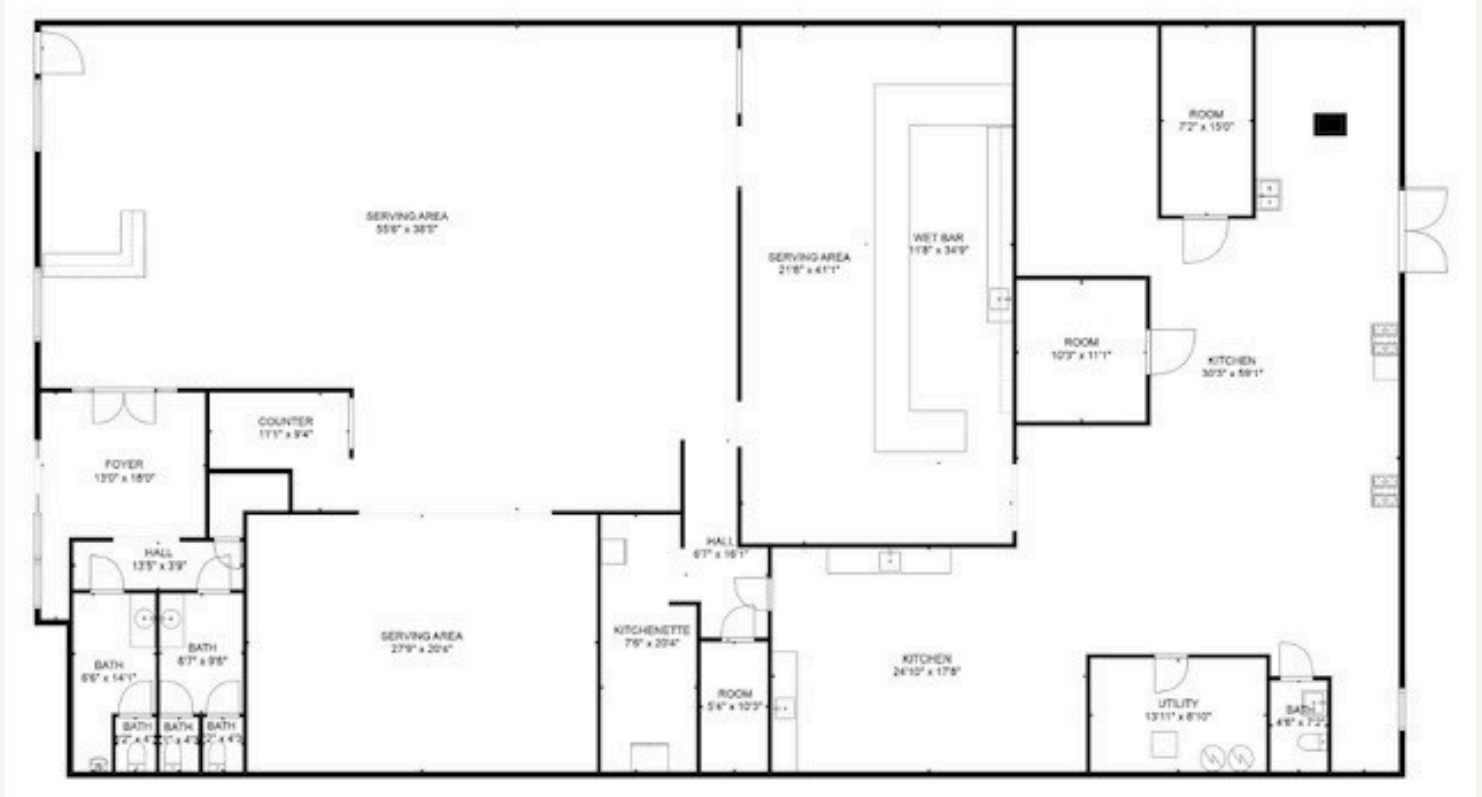
# 2924 S. UNIVERISTY AVE

LITTLE ROCK, AR 72204

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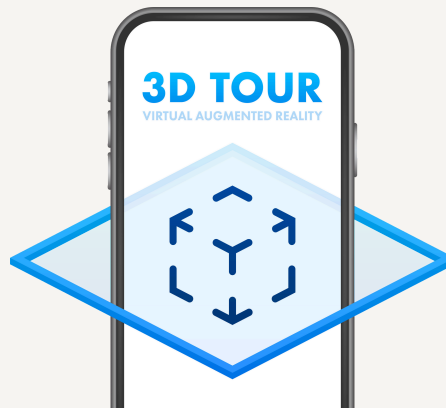
## FLOOR PLAN

6,241 SF +/-



Please visit our  
website:

[P4realtygroup.com](http://P4realtygroup.com)  
for a 3D virtual tour.



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## INTERIOR PHOTOS

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## INTERIOR PHOTOS



# BROADMOOR SHOPPING CENTER

2800-3100 S. UNIVERISTY AVE

AERIALPHOTO



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# BROADMOOR SHOPPING CENTER

2800-3100 S. UNIVERISTY AVE

AREA MAP

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