

INDUSTRIAL PROPERTY FOR LEASE

516 W. 3RD ST



OFFERING SUMMARY

Available SF: ± 22,050 SF

Lease Rate: \$5,750 per month (NNN)

Lease Type NNN

Building Size: ± 22,050 SF

Zoning: UU

PROPERTY OVERVIEW

Rare Downtown warehouse, ideal spot for a car rental or auto service business, 31 secured parking spaces.

LOCATION OVERVIEW

Location is highly visible with 75' feet of frontage and great access near the corner of Broadway and 3rd St.

PROPERTY HIGHLIGHTS

- Many improvements are being made to this hard-to-find downtown warehouse
- The building is an ideal site for a car rental or auto service business
- 31 secured parking spaces in underground garage

Newmark John Martin, CCIM Principal & Vice President of Brokerage 501.554.2657 jmartin@newmarkmtp.com
Moses Tucker Partners Matthew Beachboard Associate 501.993.1576 mbeachboard@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

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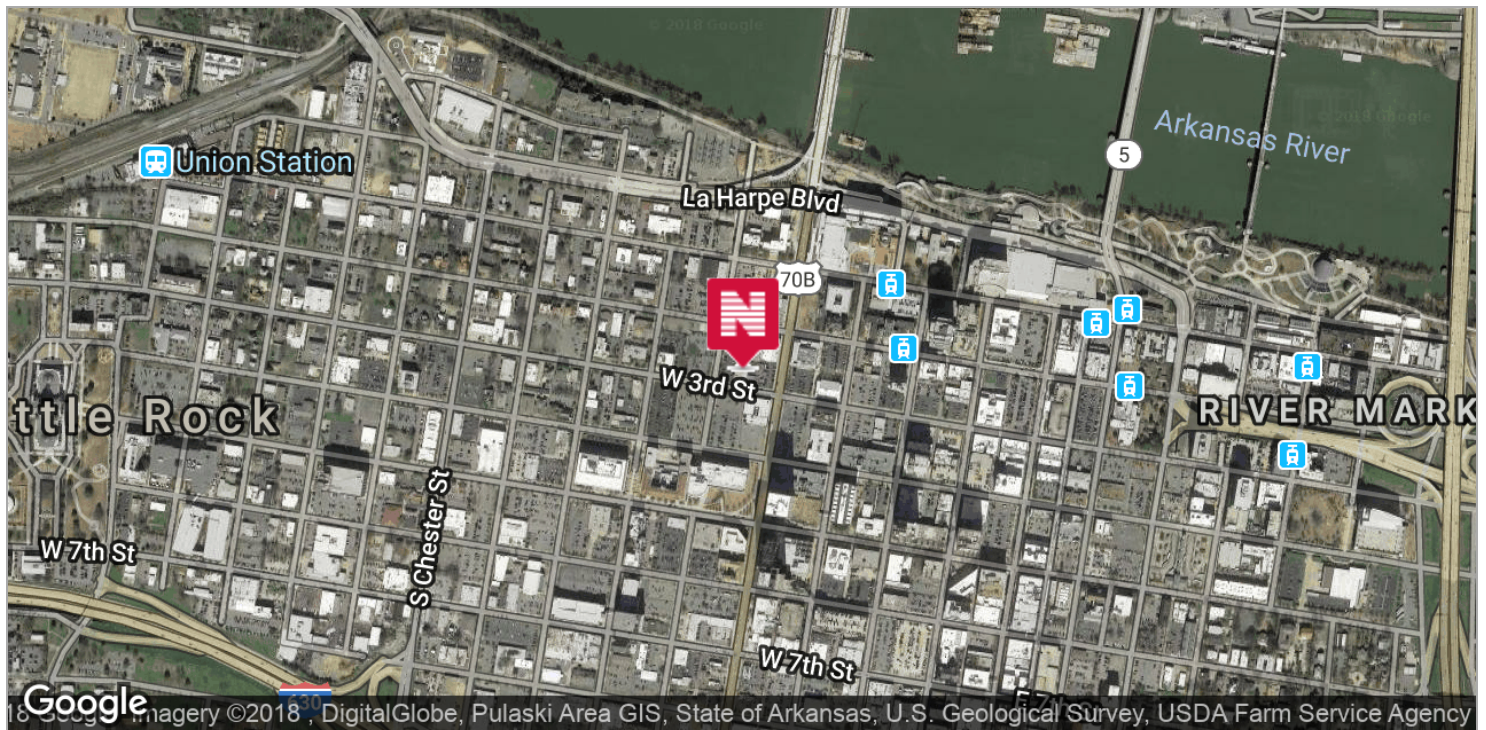
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200 River Market Avenue, Suite 501, Little Rock, AR 72202 | Main: 501.376.6555

www.newmarkmtp.com

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,295	122,911	306,119
Median age	40.0	36.5	36.0
Median age (Male)	38.9	34.0	34.2
Median age (Female)	41.2	38.5	37.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,413	54,406	129,356
# of persons per HH	1.8	2.3	2.4
Average HH income	\$36,848	\$52,308	\$58,655
Average house value	\$98,307	\$153,237	\$163,530

* Demographic data derived from 2010 US Census



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