



# STIFFT STATION BUILDINGS FOR SALE AND LEASE

3016 W MARKHAM & 1001 KAVANAUGH BLVD  
LITTLE ROCK, ARKANSAS

PRESENTED BY:

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# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

Available SF:	±7,975 SF Total
Sale Price:	\$1,925,000
Lease Rate:	\$17.00 - \$26.00 SF/YR
Lease Type:	NNN
Tenant Improvement Allowance:	Negotiable
Lot Size:	±0.51 Acres
Parking:	20 + Surface Parking
Zoning:	PCD
Traffic Counts:	13,002 VPD W Markham

## PROPERTY OVERVIEW

Situated at the intersection of Kavanaugh and Markham, is the gateway entrance to the Hillcrest and growing Stiff Station neighborhoods.

## PROPERTY HIGHLIGHTS

- Parking lot with 20+ spaces included in offering
- Building 1 includes a fully remodeled restaurant café and bike shop
- Open beer garden patio overlooks Markham Street below
- Building 2 includes Club fit and 1,100 SF of available space



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# 1001 KAVANAUGH BLVD

## Executive Summary

Available SF:	±4,798 SF
Lease Rate:	\$26.00 SF/YR
Lease Type:	NNN
Tenant Improvement Allowance:	Negotiable
Lot Size:	±0.21 Acres
Year Built:	1912

## PROPERTY HIGHLIGHTS

- Café has been fully remodeled
- Bike Shop business opportunity
- A unique Bike & Coffee Shop concept on hard corner in the heart of Hillcrest, Stiff Station and Capitol View
- Restaurant/café has been fully remodeled in 2017
- Additional FF&E list available



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# PROPERTY PICTURES – 1001 KAVANAUGH BLVD



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# 3016 W MARKHAM

## Executive Summary

Building Size:	±3,177 SF
Available SF:	± 1,100 SF
Lease Rate:	\$17.00 SF/YR
Lease Type:	NNN
Tenant Improvement Allowance:	Negotiable
Lot Size:	±0.14 Acres
Year Built:	1924

## PROPERTY HIGHLIGHTS

- Mixed use commercial building
- Club Fit currently occupies 1,500 SF gym space
- 1,100 SF of space available to lease
- Future plans for bike lanes and pedestrian sidewalks proposed as part of the "Markham Street Road District"



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# PROPERTY PICTURES – 3016 MARKHAM



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# LOCATION MAP



**Newmark**  
Moses Tucker Partners

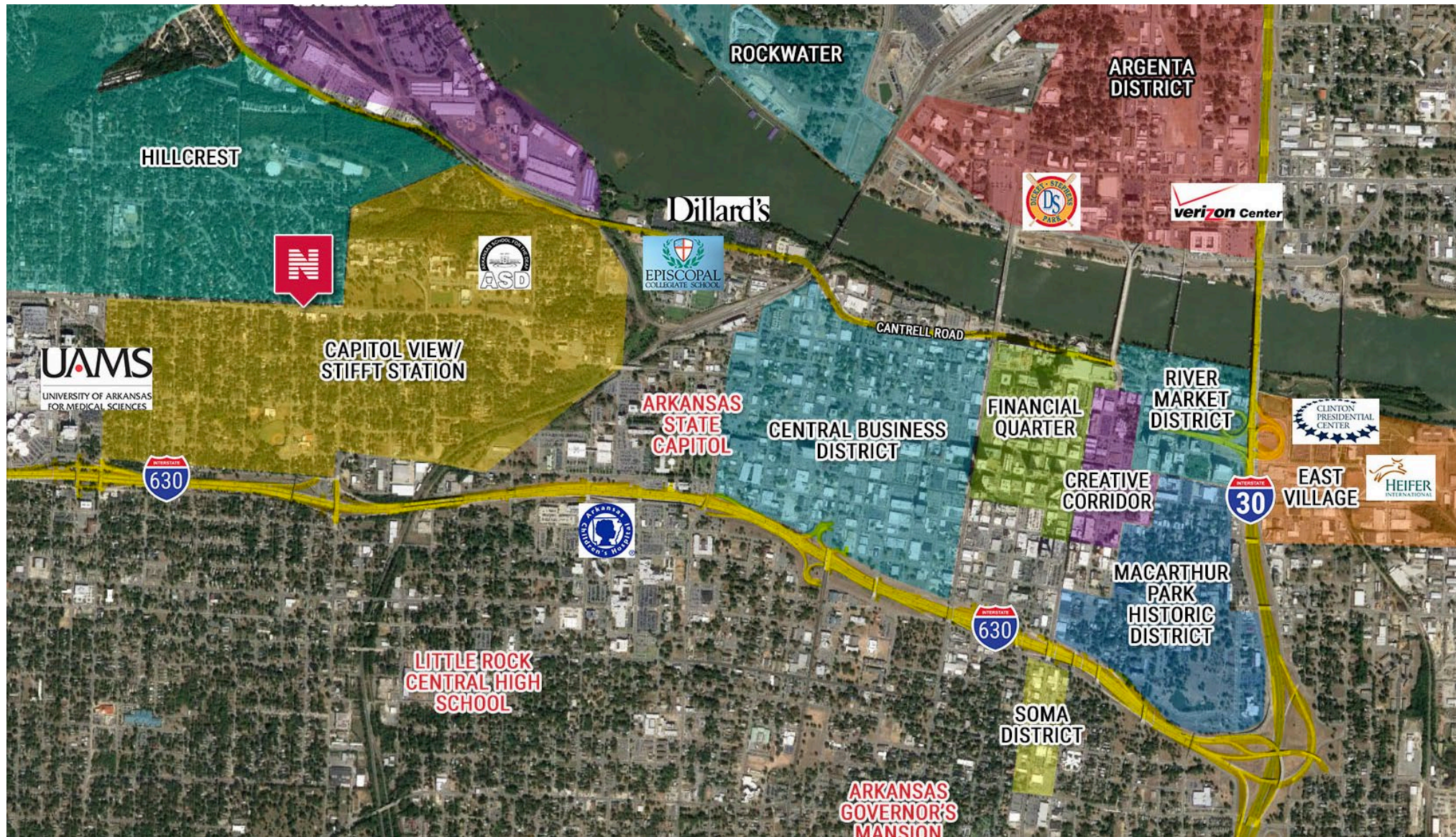
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# AERIAL MAP



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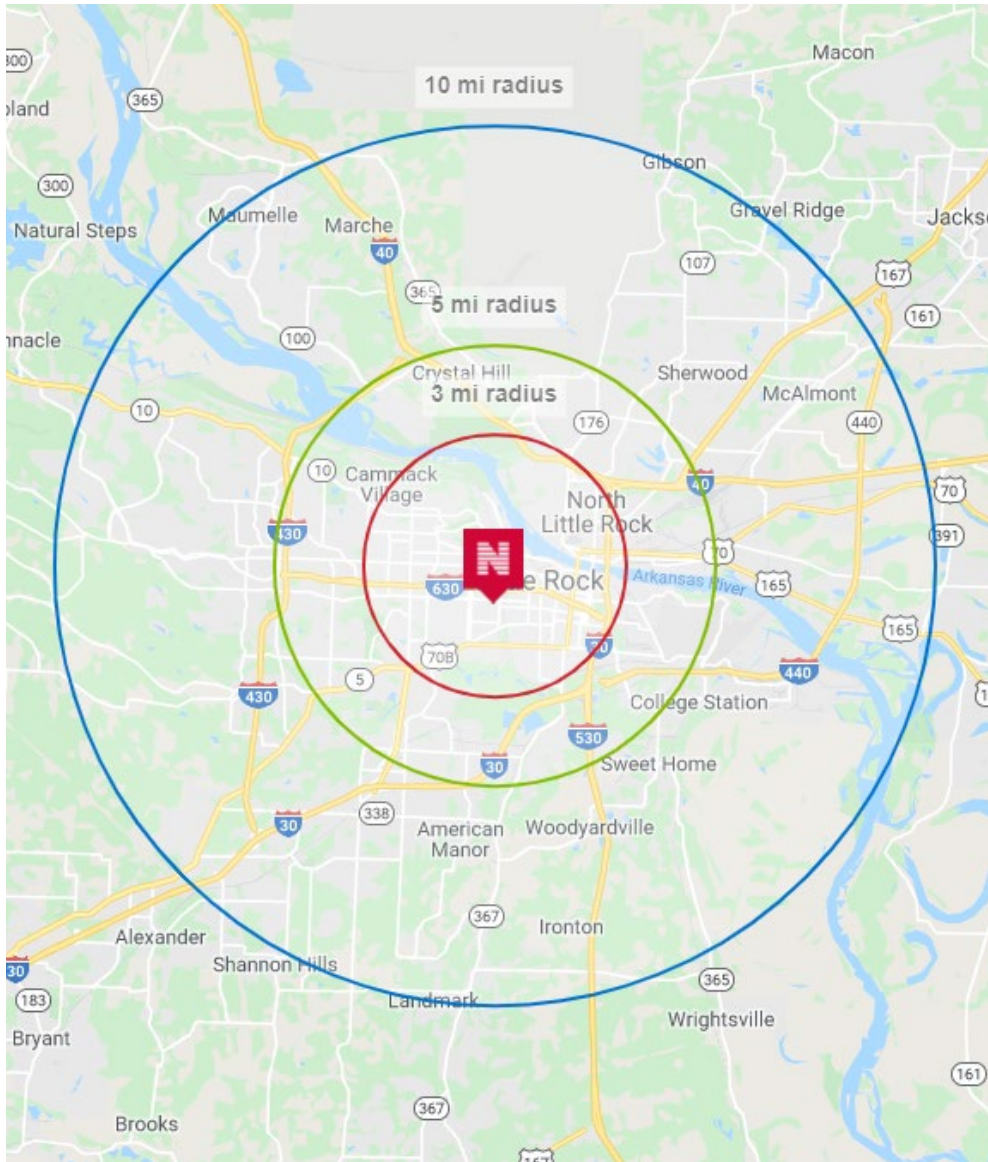
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# DEMOGRAPHICS



POPULATION	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	66,591	141,004	315,573
MEDIAN AGE	38.1	37.3	37.2
FEMALE MEDIAN AGE	39.82	39.3	38.71
MALE MEDIAN AGE	36.42	35.34	35.71
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
ESTIMATED HOUSEHOLDS	32,256	65,701	141,974
ESTIMATED AVERAGE HH INCOME	\$62,192	\$61,791	\$72,575
BUSINESS	3 MILE	5 MILES	10 MILES
ESTIMATED TOTAL BUSINESS	7,321	11,120	19,792
ESTIMATED TOTAL EMPLOYEES	146,389	190,866	295,919



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# EXCLUSIVELY LISTED BY:

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