

**RETAIL SPACE FOR LEASE**  
**THE OTHER CENTER SHOPPING CENTER**  
**4000 McCAIN BOULEVARD**  
**NORTH LITTLE ROCK, ARKANSAS**

**INFORMATION**

- Space Size : 4,727 square feet
- Parking Ratio: 5.3 per 1,000 sf
- Property next to McCain Mall
- Large Pylon facing freeway
- Daily Traffic: 72,000 Hwy. 67-167 - 31,500 McCain Blvd.
- C-3 Zoning

**LEASE TERMS**

- Rent: Negotiable depending on lease term and other factors
- CAM/Taxes/Insurance: Approximately \$2.00 psf
- Tenant Finish allowance from Landlord is negotiable

**CONTACT INFORMATION**

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Information provided in the brochure is deemed to be reliable, however, Metropolitan Realty & Development, LLC makes no warranty to its accuracy.



Storefront



Interior looking toward back of space



Interior looking toward front of space

SHOPPING CENTER TENANTS





## SHOPPING CENTER TENANTS

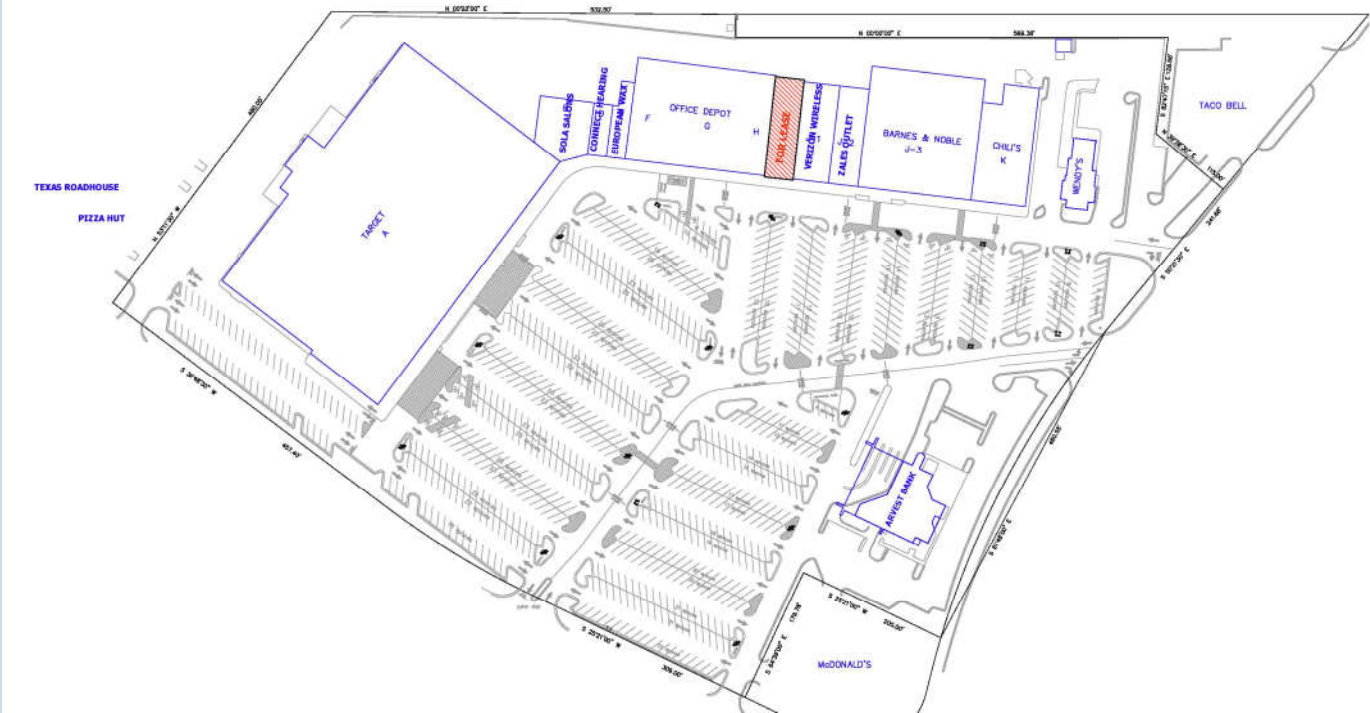


SHOPPING CENTER TENANTS





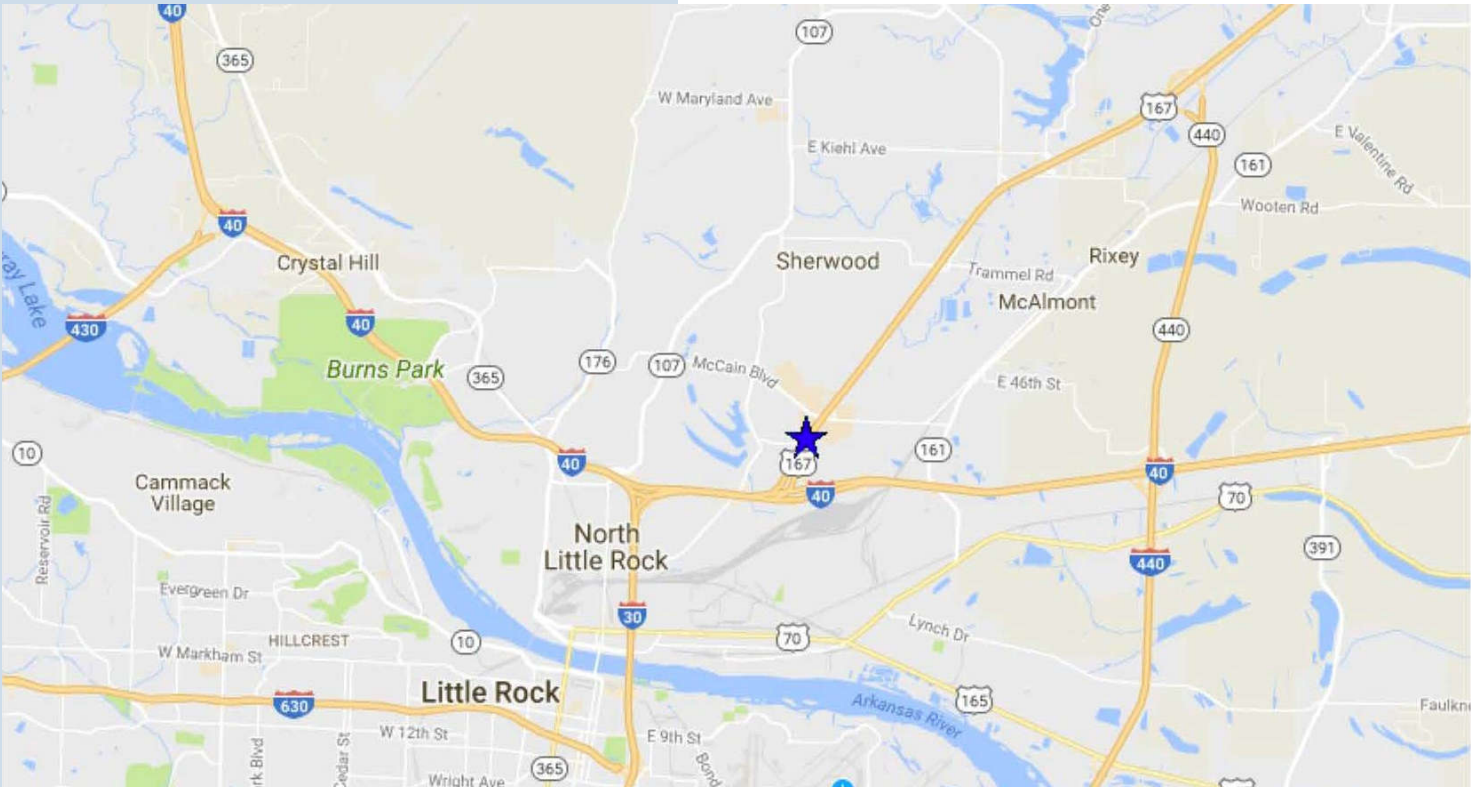
SHOPPING CENTER SITE MAP



SURROUNDING AREA



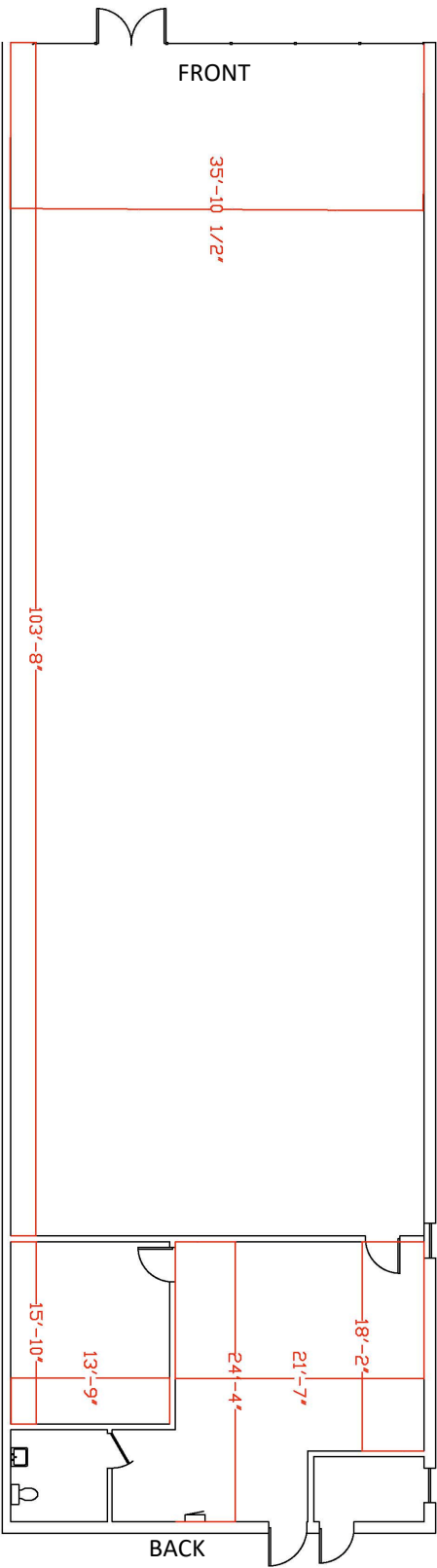
# SHOPPING CENTER LOCATION MAP



## DEMOGRAPHICS

	One Mile	Three Miles	Five Miles
Population			
2017	6,064	55,334	101,959
2022	6,220	56,018	103,462
Growth 2017 - 2022	2.57%	1.24%	1.47%
Average Age	42.70	39.30	38.80
Households 2017	2,783	22,887	44,060
Growth 2017 - 2022	2.41%	1.13%	1.44%
Median Household Income	\$71,131	\$45,505	\$43,897
Average Household Size	2.1	2.4	2.3
2017 Average HH Vehicles	2.0	2.0	2.0
Median Home Value	\$188,734	\$141,703	\$144,638
Median Year Built	1975	1970	1972

FLOORPLAN



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