

A photograph of the Midtowne Shopping Center at dusk. The sky is a deep blue with some clouds. The building is a two-story commercial structure with large glass windows and doors. The 'ULTA BEAUTY' sign is prominent on the left side of the building. To the right, there are signs for 'VERSONA ACCESSORIES' and 'J.CREW'. Several cars are parked in the lot in front of the building, and a light trail from a moving vehicle is visible in the foreground. The overall scene is well-lit by the building's interior and exterior lights.

ULTA
BEAUTY

WELCOME
LENSCRAFTERS ♥ EYE
CLUB PILATES
J.CREW

Inland

Real Estate Brokerage & Consulting, Inc.



LOCATION.
commercial real estate

MIDTOWNE SHOPPING CENTER

201 N. UNIVERSITY AVE

LITTLE ROCK, AR



WHY MIDTOWNE?







DRAWING PATRONS FROM ALL OVER THE CITY, MIDTOWNE SHOPPING CENTER IS A 126,288 SQUARE FOOT OPEN-AIR LIFESTYLE CENTER WITH A VARIETY OF UPSCALE NATIONAL RETAILERS. A BUSTLING AREA WITH SOLID TRAFFIC COUNTS - 35,000 VPD (UNIVERSITY AVE), 20,000 VPD (MARKHAM BLVD). ALSO IN RESIDENCE ARE RETAILERS SUCH AS ULTA BEAUTY, THE CONTAINER STORE, LOFT, THE CHILDREN'S PLACE, SOMA INTIMATES, Versona, and WHITE HOUSE | BLACK MARKET. SOLID DEMOGRAPHICS IN A GREAT LOCATION, JUST OFF INTERSTATE 630, MAKES THIS AN EXCELLENT DESTINATION FOR RETAILERS AND SHOPPERS ALIKE.

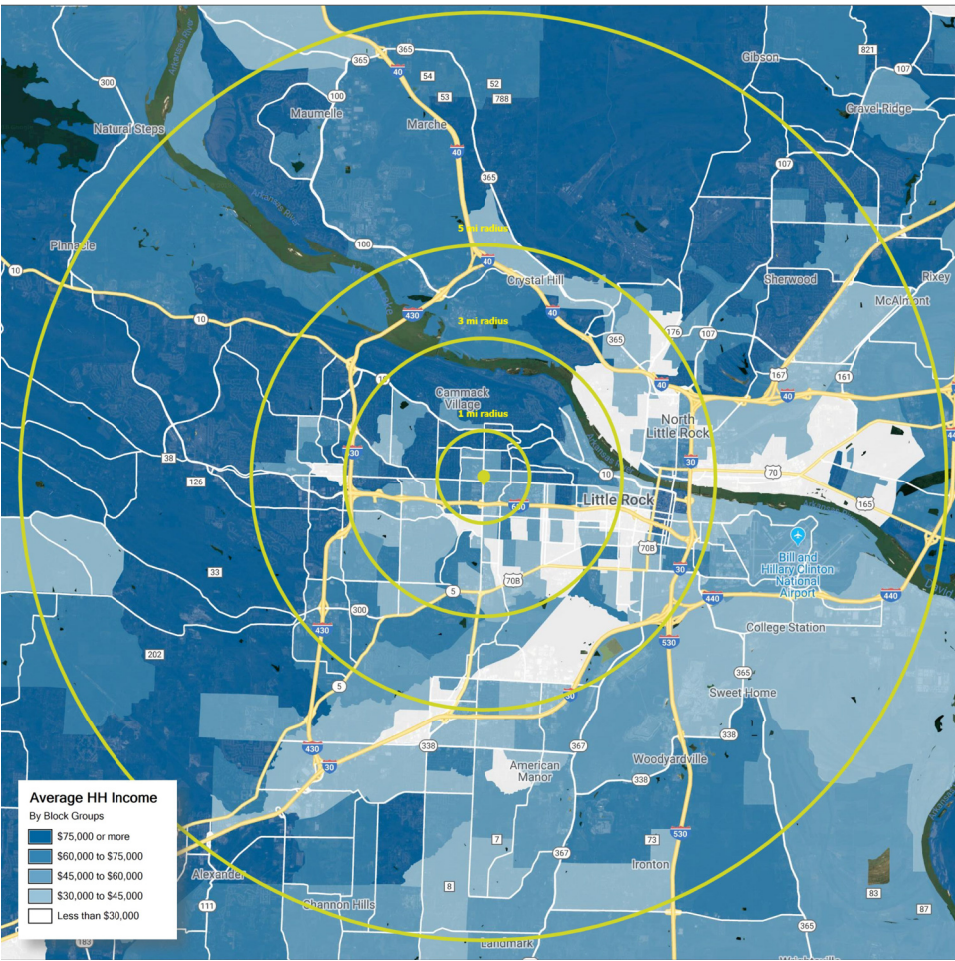
THE MIDTOWN AREA IS A SPRAWLING CENTER OF ACTIVITY AND HUB FOR RETAILERS AND LARGE EMPLOYERS. RESIDENTIAL AREAS SURROUND MIDTOWN'S BUSINESS CENTERS WITH NEIGHBORHOODS FULL OF RANCH-STYLE AND MODERN HOMES WITH BIG YARDS. CANTRELL ROAD AND INTERSTATE 630 PASS THROUGH MIDTOWN, LINKING DOWNTOWN AND WEST LITTLE ROCK - ASSURING YOU'RE NEVER MUCH MORE THAN 10-15 MINUTES AWAY FROM ANYTHING. THE UNIVERSITY OF ARKANSAS AT LITTLE ROCK, THE UNIVERSITY OF ARKANSAS FOR MEDICAL SCIENCES AND CHI St. VINCENT HOSPITAL ARE ALL NEARBY. OTHER MIDTOWN STAPLES INCLUDE THE BELOVED LITTLE ROCK ZOO, THE PUBLIC WAR MEMORIAL GOLF COURSE AND WAR MEMORIAL STADIUM, WHICH IS BEST KNOWN AS THE PART-TIME HOME FIELD FOR THE UNIVERSITY OF ARKANSAS RAZORBACKS FOOTBALL TEAM.



The Midtown area enjoys the densest daytime population in Arkansas thanks to **4** hospitals, more than **1 million** sf of retail and over **500,000** sf of medical office space all within 2 miles.



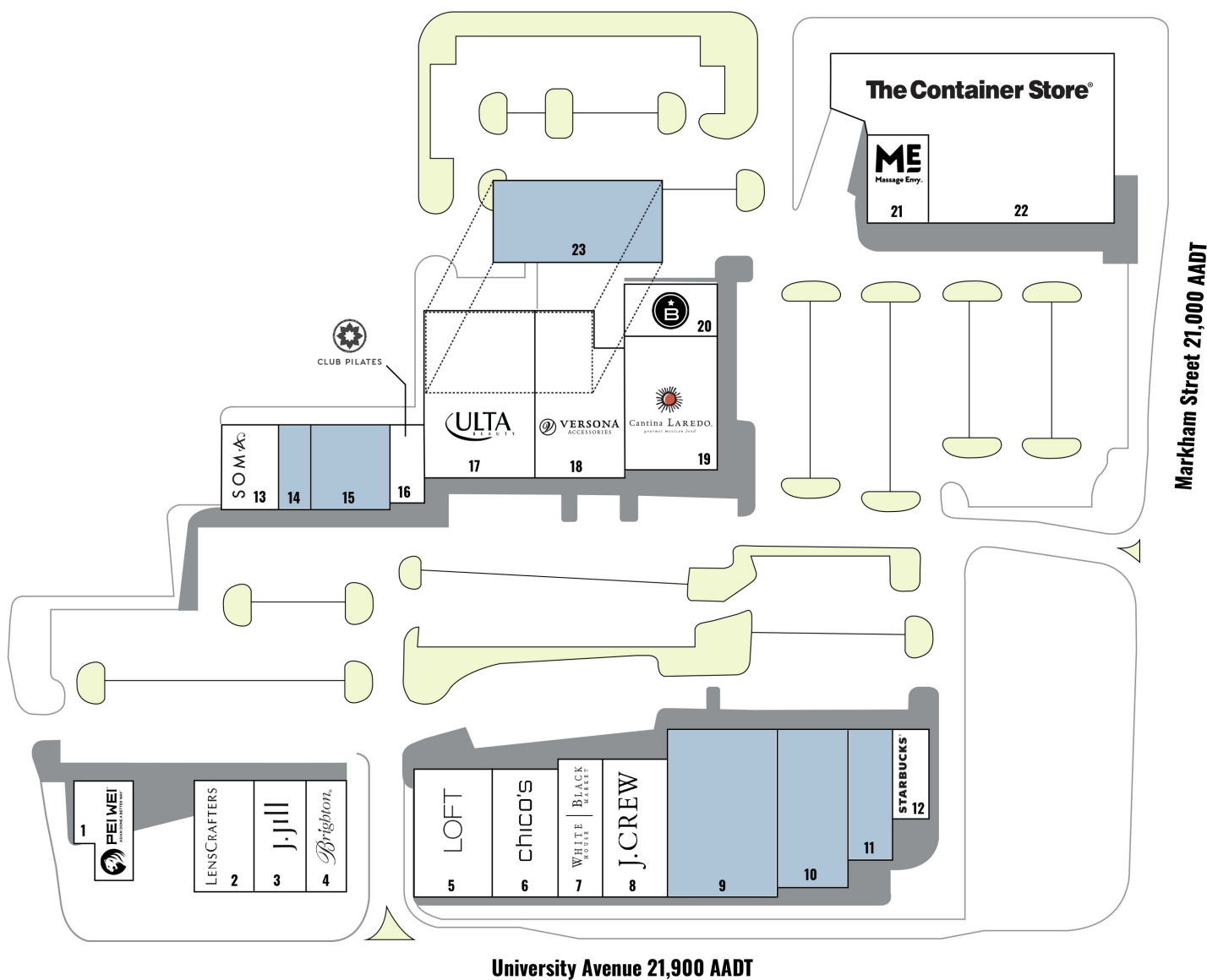
POPULATION		<u>1 MILE</u> 9,292	<u>3 MILES</u> 72,063	<u>5 MILES</u> 154,587	<u>10 MILES</u> 328,924
HOUSEHOLDS		<u>1 MILE</u> 4,904	<u>3 MILES</u> 33,114	<u>5 MILES</u> 70,868	<u>10 MILES</u> 144,577
AVG. HH INCOME		<u>1 MILE</u> \$105,204	<u>3 MILES</u> \$94,033	<u>5 MILES</u> \$88,051	<u>10 MILES</u> \$97,150
MED. HH INCOME		<u>1 MILE</u> \$77,598	<u>3 MILES</u> \$67,422	<u>5 MILES</u> \$65,134	<u>10 MILES</u> \$71,934



Midtown is only a **10** minute commute from the central downtown Little Rock area.

Dubbed a Little Rock hotspot, Midtown is home to the largest retail district in Little Rock with continued growth and development.

MIDTOWNE CENTER | LITTLE ROCK, AR



TENANT ROSTER

1.	PEI WEI ASIAN DINER	3,241 SF
2.	LENSCRAFTERS	4,020 SF
3.	J. JILL	3,400 SF
4.	BRIGHTON COLLECTIBLES	2,553 SF
5.	ANN TAYLOR LOFT	6,000 SF
6.	CHICO'S	4,300 SF
7.	WHITE HOUSE BLACK MARKET	3,100 SF
8.	J. CREW FACTORY	5,400 SF
9.	AVAILABLE	11,000 SF
10.	AVAILABLE	6,500 SF
11.	AVAILABLE	3,500 SF
12.	STARBUCKS	1,750 SF
13.	SOMA INTIMATES	3,010 SF
14.	AVAILABLE	1,600 SF
15.	AVAILABLE	4,000 SF
16.	CLUB PILATES	1,600 SF
17.	ULTA	10,434 SF
18.	VERSONA ACCESSORIES	8,478 SF
19.	CANTINA LAREDO	6,968 SF
20.	BIG ORANGE BURGER	2,893 SF
21.	MASSAGE ENVY	3,476 SF
22.	THE CONTAINER STORE	23,565 SF
23.	AVAILABLE	5,500 SF

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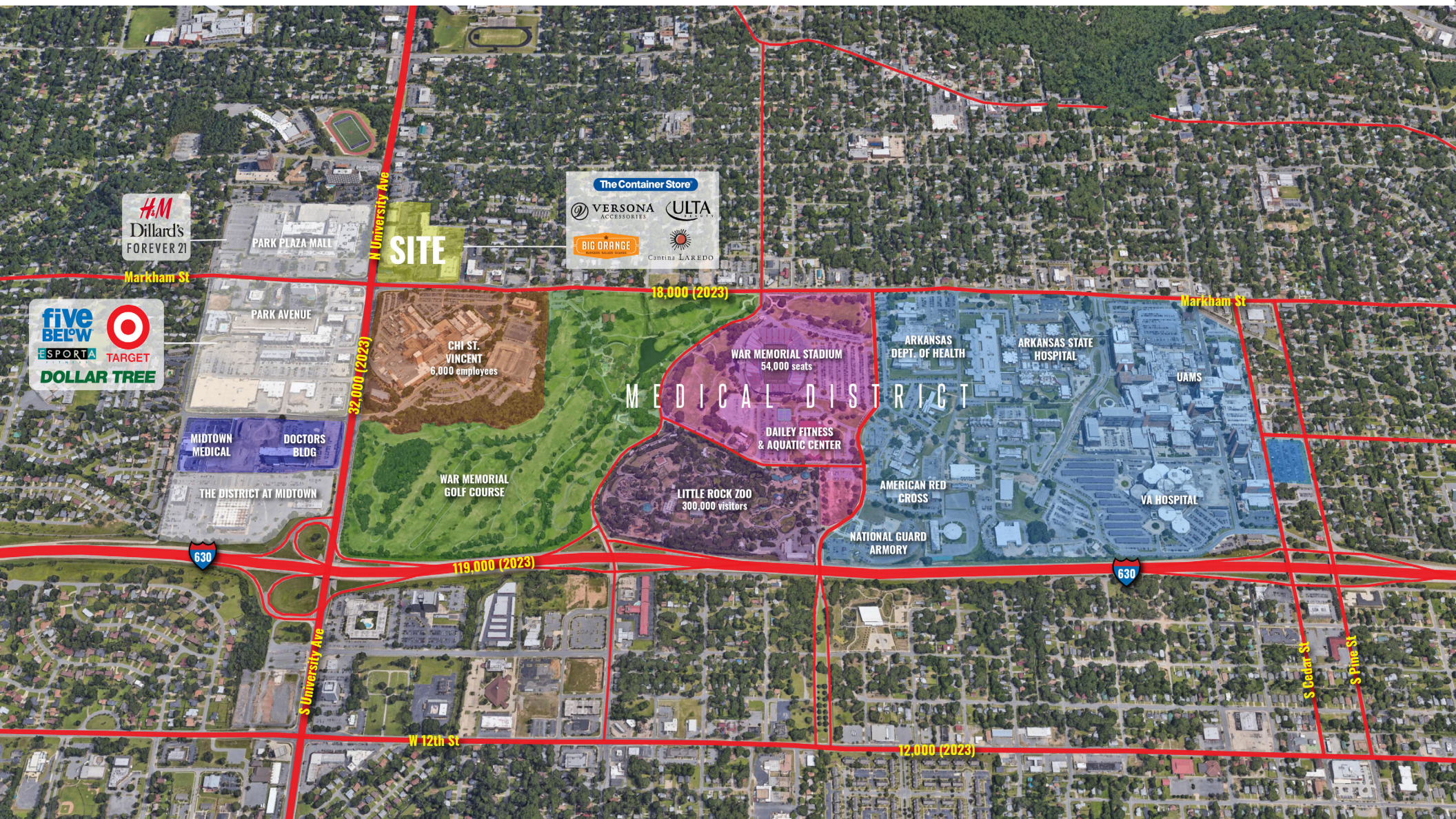


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