

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP ^{COS.}



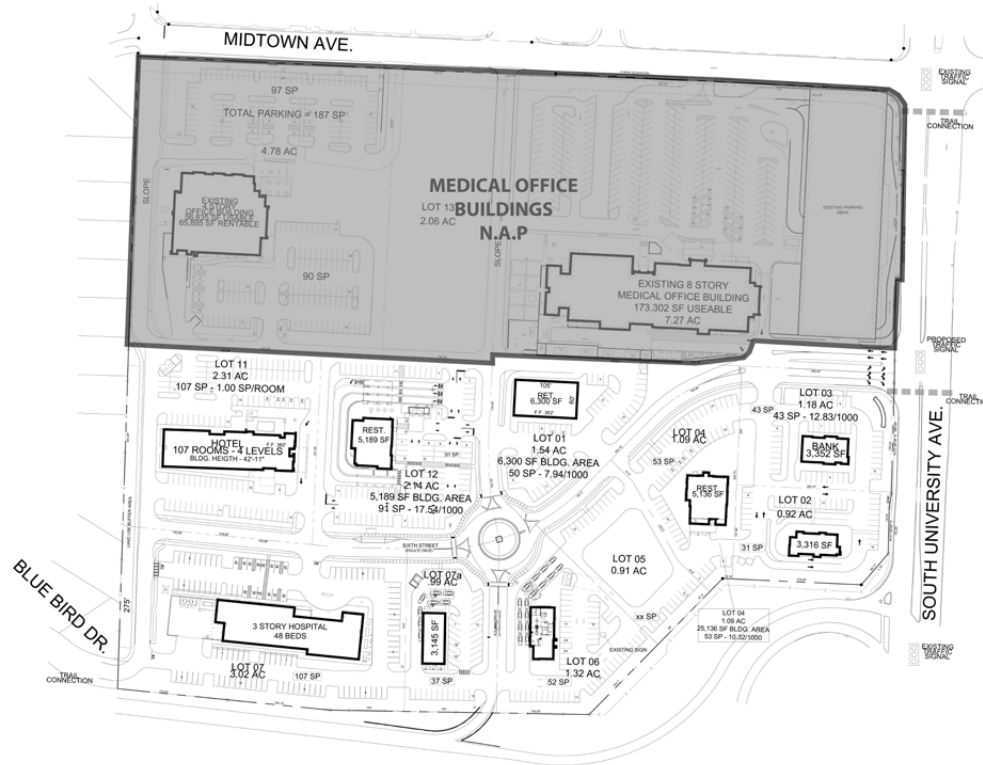
John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP ^{COS.}



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Daytime Population	24,085	163,371	315,874
Est. Population	9,136	76,287	151,036
Avg. HH Income	\$52,725	\$61,966	\$60,726
% College or Advanced Degree	35.26%	37.14%	34.92%
Median Age	35.4	35.9	35.5

TRAFFIC COUNTS

- Interstate 630: 112,000 VPD
- University Ave: 33,000 VPD

AREA RETAILERS:



MAJOR NEARBY EMPLOYERS:



SUMMARY

The District at Midtown is a new mixed use development in the heart of the Midtown Retail and Medical Districts at the NWC of Interstate 630 and S. University Avenue. The area enjoys the densest daytime population in the state thanks to four hospitals, more than 1 million square feet of retail and more than 500,000sf of medical office space all within 2 miles. The dense medical employment is also clear in the demographics with more than 40% of the surrounding households holding a bachelor's degree and average household incomes of just under \$60,000. Other nearby traffic drivers include the University of Arkansas at Little Rock, Arkansas Children's Hospital and Baptist Medical Center.

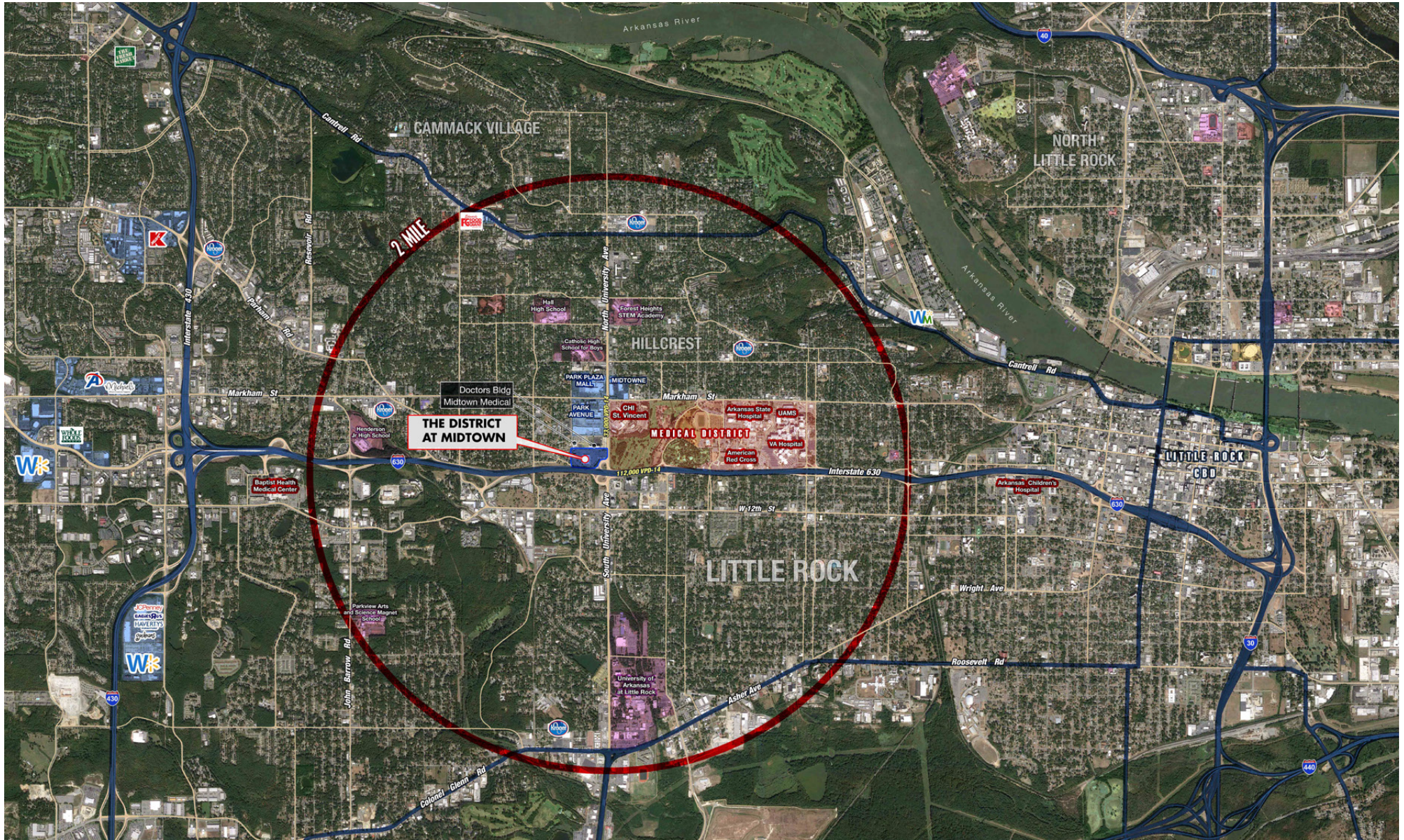
John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP COS.



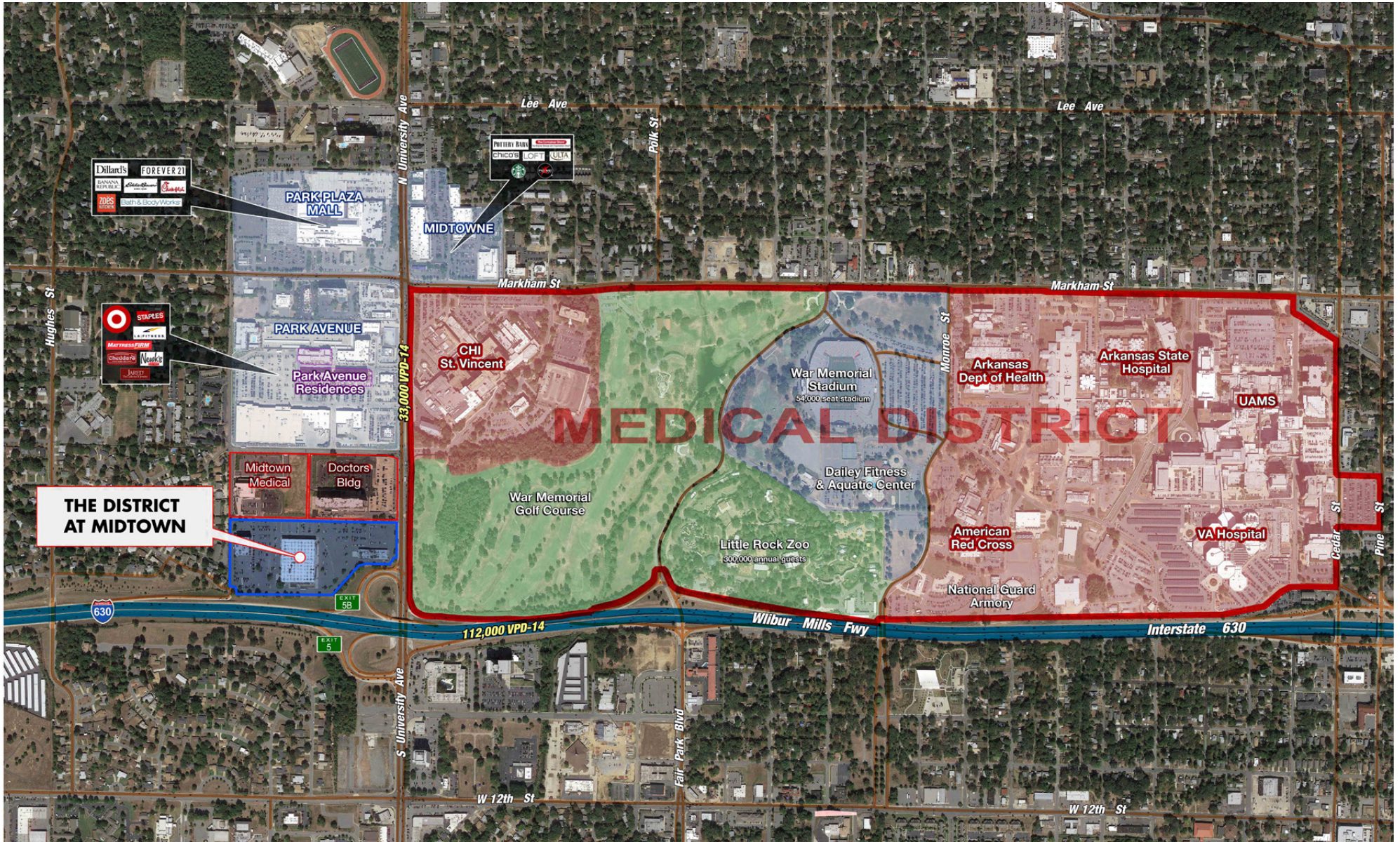
John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP COS.



John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP COS.



John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP ^{COS.}



John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP ^{COS.}



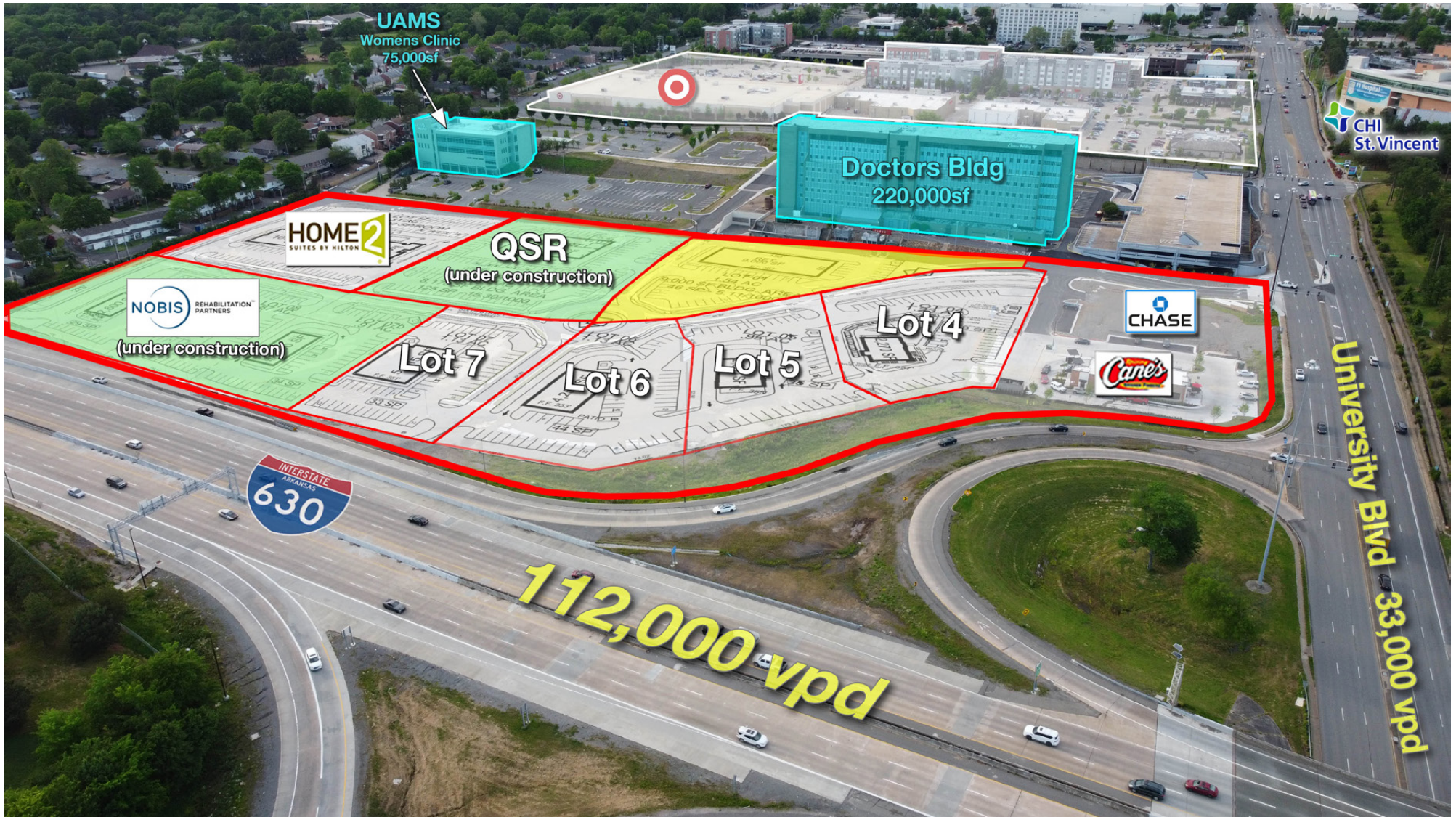
John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP COS.



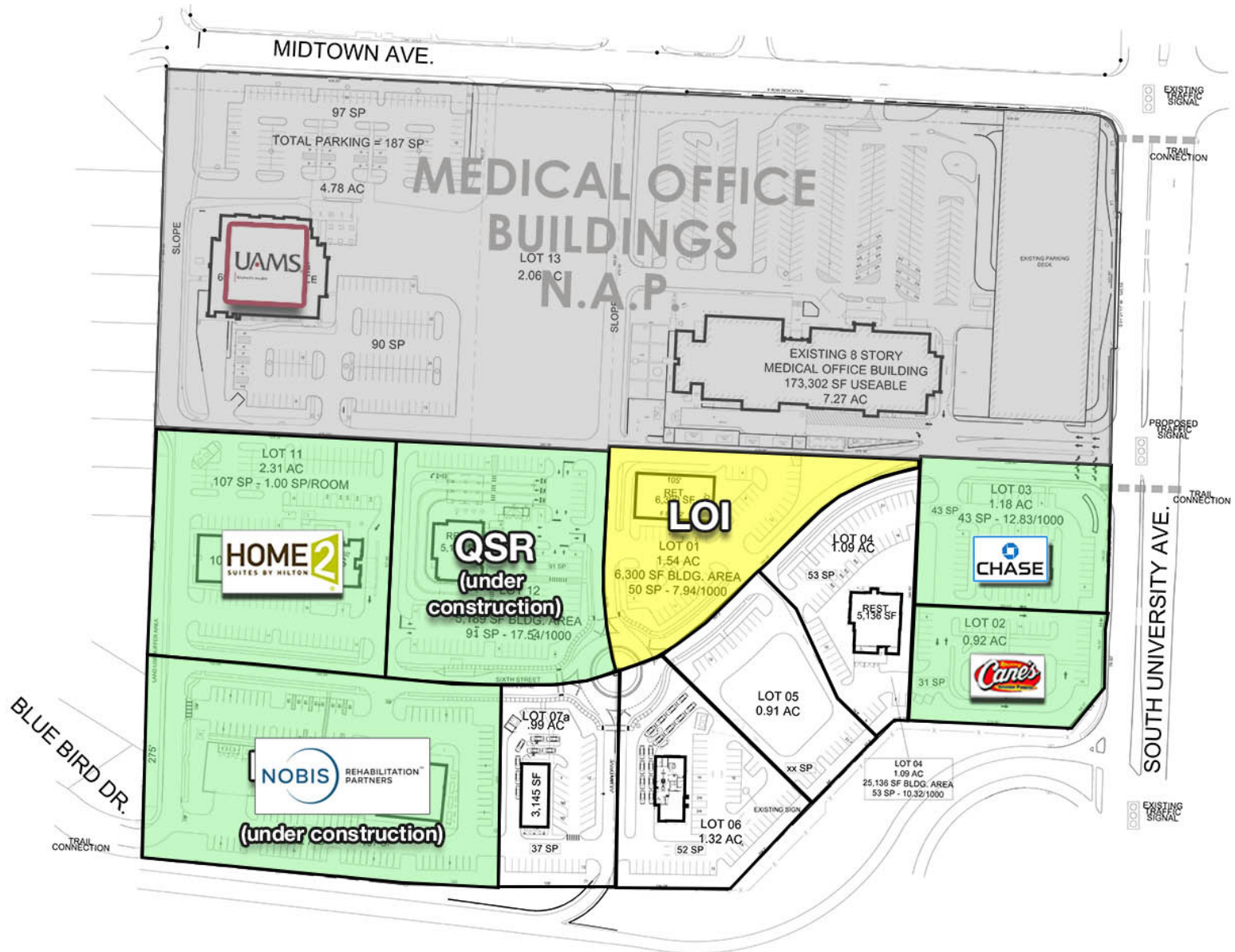
John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE DISTRICT AT MIDTOWN

NWC OF INTERSTATE 630 & S. UNIVERSITY AVENUE, LITTLE ROCK, AR 72205

SHOP COS.



John Doubleday | JOHN@SHOPCOMPANIES.COM | 214-960-4849

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.