

RETAIL FOR SALE

HIGH-VISIBILITY NORTH LITTLE ROCK COMMERCIAL PROPERTY

1109 18th Street West, North Little Rock, AR 72114



OFFERING SUMMARY

SALE PRICE:	\$119,000
AVAILABLE SF:	
LOT SIZE:	0.21 Acres
BUILDING SIZE:	4,871 SF
ZONING:	C-3
PRICE / SF:	\$24.43

PROPERTY OVERVIEW

NEW PRICE! This 4871+/- square foot freestanding commercial building offers great potential for a variety of retail, office, or other commercial uses. Within Opportunity Zone boundaries, this high traffic corner lot is located along one of North Little Rock's most traveled industrial/commercial arteries. With a 20,000 VPD traffic count, this property presents a great opportunity for an investor or owner/operator.

PROPERTY HIGHLIGHTS

- 20,000 VPD traffic count!
- Highly visible corner lot
- C-3 zoning for a wide variety of commercial uses
- 4871 +/- square feet of versatile floorspace!

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
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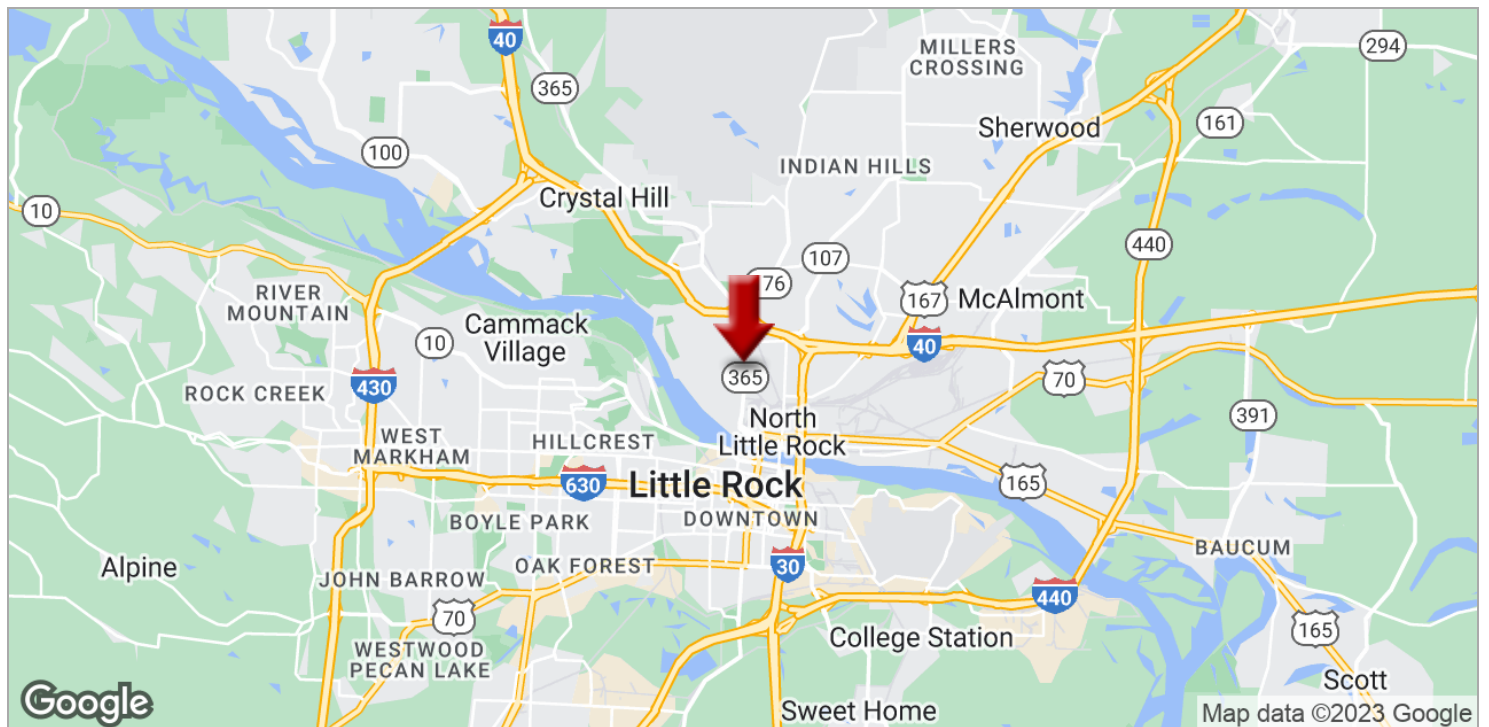
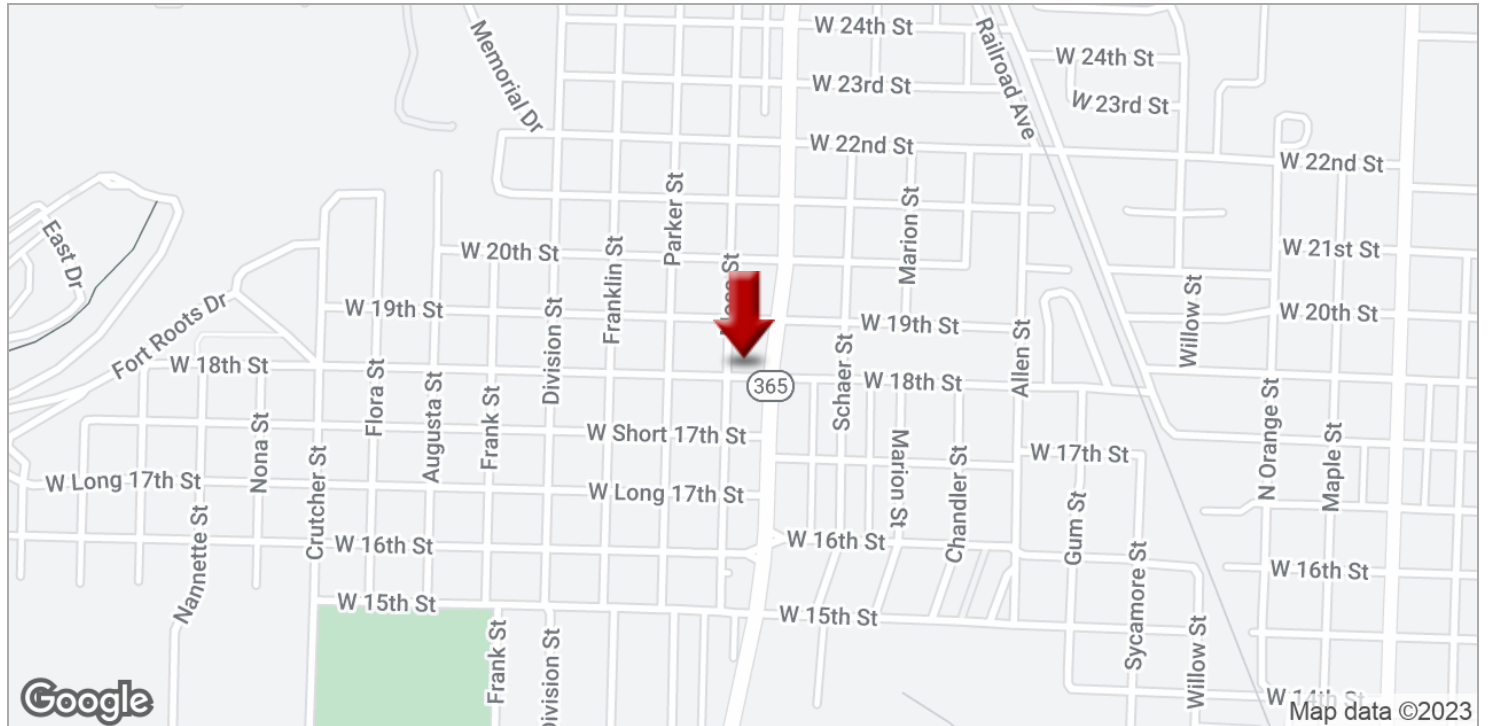
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,043	59,122	128,014
Median age	31.9	36.6	37.8
Median age (male)	27.9	34.0	35.2
Median age (Female)	36.8	38.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,642	27,303	57,166
# of persons per HH	2.5	2.2	2.2
Average HH income	\$29,814	\$51,722	\$58,170
Average house value	\$72,310	\$178,875	\$164,247

* Demographic data derived from 2020 ACS - US Census

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