

OFFICE FOR SALE & LEASE



201 S Chester St 1A, Little Rock, AR 72201



VIDEO

PROPERTY DESCRIPTION

Experience the potential of this prime commercial property in the heart of Downtown Little Rock. Boasting a 4,388 SF building, the property features two separate units, offering flexibility and dual tenancy options. Originally built in 1956 and thoughtfully renovated in 2015, it showcases a perfect blend of timeless charm and modern functionality. With its strategic location in the vibrant Downtown area, this property presents an exceptional investment opportunity for office and office building investors seeking a high-traffic, strategic location. Embrace the possibilities and envision the future of your commercial portfolio at this distinguished address.

PROPERTY HIGHLIGHTS

- - 3,341 sq ft available

OFFERING SUMMARY

Sale Price:	\$612,000
Lease Rate:	\$14.00 SF/yr \$3 NNN SF/year
Number of Units:	2
Available SF:	3,341 SF
Lot Size:	0.24 Acres
Building Size:	4,388 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,605	15,527	27,890
Total Population	5,001	24,388	48,020
Average Household Income	\$34,104	\$40,074	\$40,055

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KW COMMERCIAL

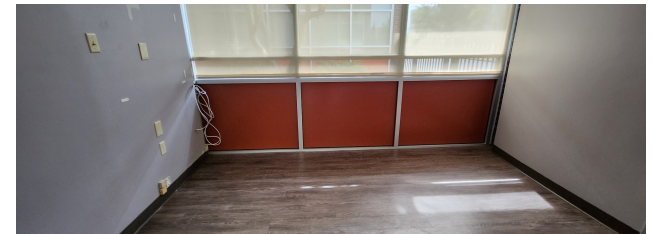
12814 Cantrell Road
Little Rock, AR 72223

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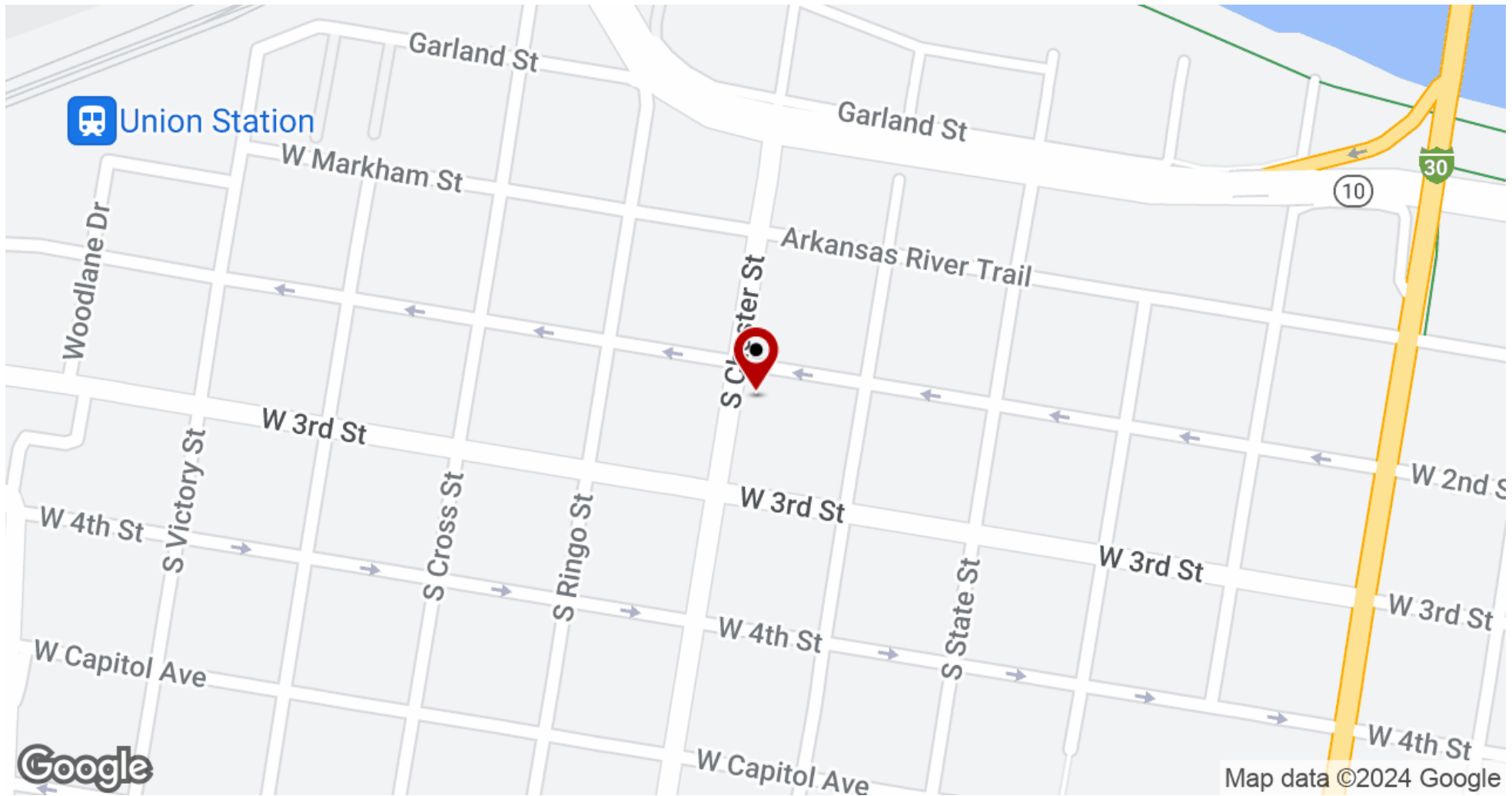
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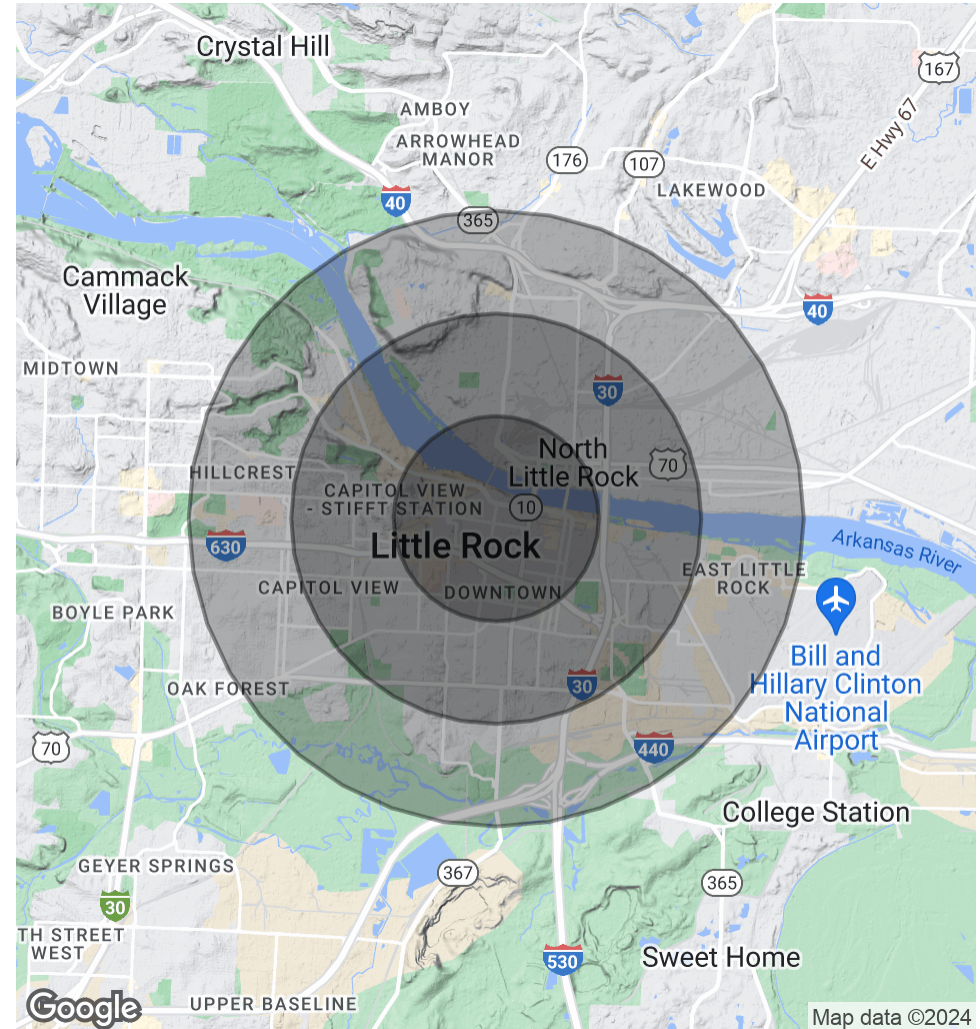


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,001	24,388	48,020
Average Age	35.6	35.9	36.6
Average Age (Male)	36.0	34.8	34.9
Average Age (Female)	36.6	38.7	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,605	15,527	27,890
# of Persons per HH	1.4	1.6	1.7
Average HH Income	\$61,161	\$48,071	\$49,255
Average House Value	\$233,870	\$201,601	\$186,065

2020 American Community Survey (ACS)



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