

5514 Crystal Hill Rd, North Little Rock, AR 72118



PROPERTY DESCRIPTION

Located at 5514 Crystal Hill Road in North Little Rock, Arkansas, this versatile property presents an exceptional opportunity for entrepreneurs and small business owners seeking to establish or expand their operations in an industrial setting. Spanning 1.57 acres, the site features a robust 4,800 square foot warehouse in good condition, equipped with an impressive 18-foot ceiling height, accommodating a wide range of business activities and storage needs.

Additionally, the property includes a 1,360 square foot residential structure. While this home requires significant renovation, it offers potential for conversion into office space, a caretaker's residence, or a custom application tailored to the specific needs of your business.

Situated in a strategic industrial area, this property is ideally positioned for businesses looking to capitalize on the accessibility and convenience offered by North Little Rock's

OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.57 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	342	9,302	49,914
Total Population	770	18,631	97,769
Average HH Income	\$55,631	\$68,598	\$74,272

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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INDUSTRIAL FOR SALE



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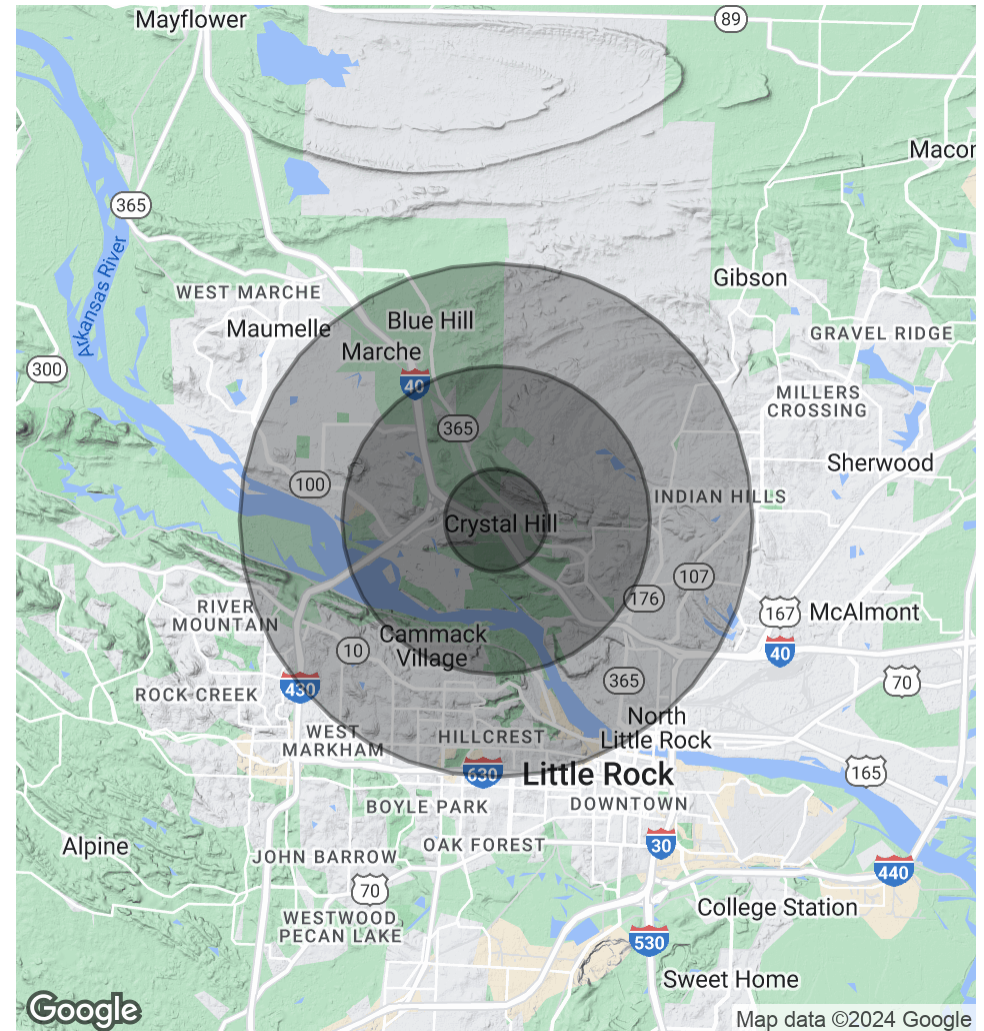


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	770	18,631	97,769
Average Age	40.4	35.4	38.3
Average Age (Male)	45.7	33.9	36.4
Average Age (Female)	39.5	36.4	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	342	9,302	49,914
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$55,631	\$68,598	\$74,272
Average House Value	\$118,777	\$171,864	\$198,857

2020 American Community Survey (ACS)



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