

# SMALL WAREHOUSE WITH OFFICE SPACE

1401 E 9th St, Little Rock, AR 72202



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the bustling Little Rock area. This distinguished property boasts a 3,991 SF building, featuring 6 units, tailored for office or office building investment. Built in 1949, this landmark establishment offers a blend of historic charm and modern functionality. With 4 office spaces, an 1800 sq ft warehouse, and an 800 sq ft 2-bedroom living area, this versatile property is well-suited for diverse business endeavors. Embrace the potential for a lucrative office investment with this well-positioned property, offering a strategic location and an array of opportunities for future growth and development.

## PROPERTY HIGHLIGHTS

- 1800 sq ft warehouse
- 800 sq ft 2 bedroom living area
- 4 office spaces

## OFFERING SUMMARY

Sale Price:	\$199,900
Lease Rate:	\$600.00 - 1,150.00 per month (Gross)
Number of Units:	6
Available SF:	400 - 1,800 SF
Lot Size:	0.14 Acres
Building Size:	3,991 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,780	8,416	18,048
Total Population	3,478	12,546	29,168
Average HH Income	\$45,203	\$45,256	\$40,719

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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12814 Cantrell Road  
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## OFFICE FOR SALE & LEASE

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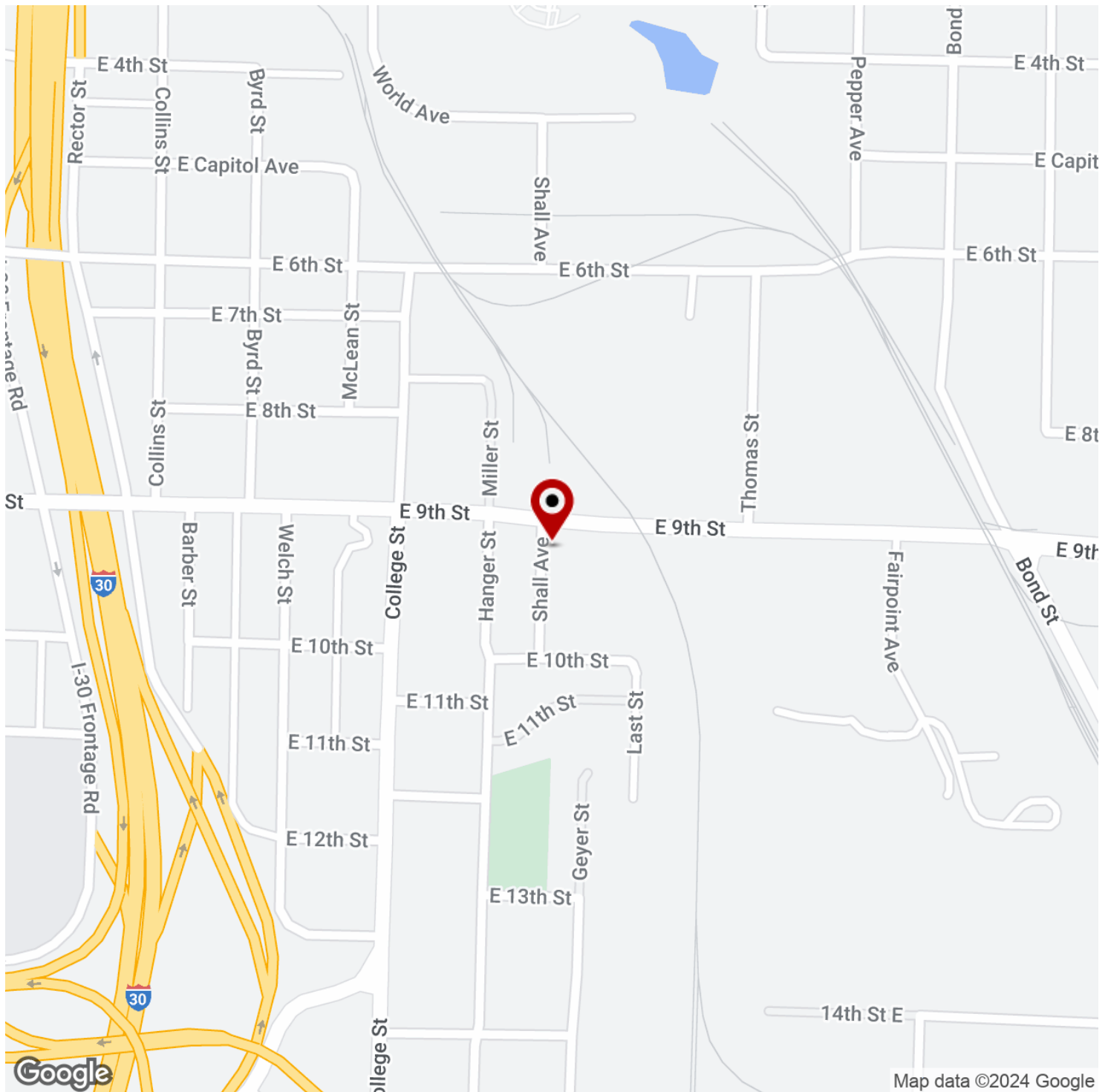
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,478	12,546	29,168
Average Age	40.1	37.8	36.3
Average Age (Male)	38.1	36.0	34.1
Average Age (Female)	41.7	40.9	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,780	8,416	18,048
# of Persons per HH	1.3	1.5	1.6
Average HH Income	\$45,203	\$45,256	\$40,719
Average House Value	\$188,021	\$178,146	\$154,712

\* Demographic data derived from 2020 ACS - US Census

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