

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$499,900

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**LEASE PRICE:** \$3250 NNN

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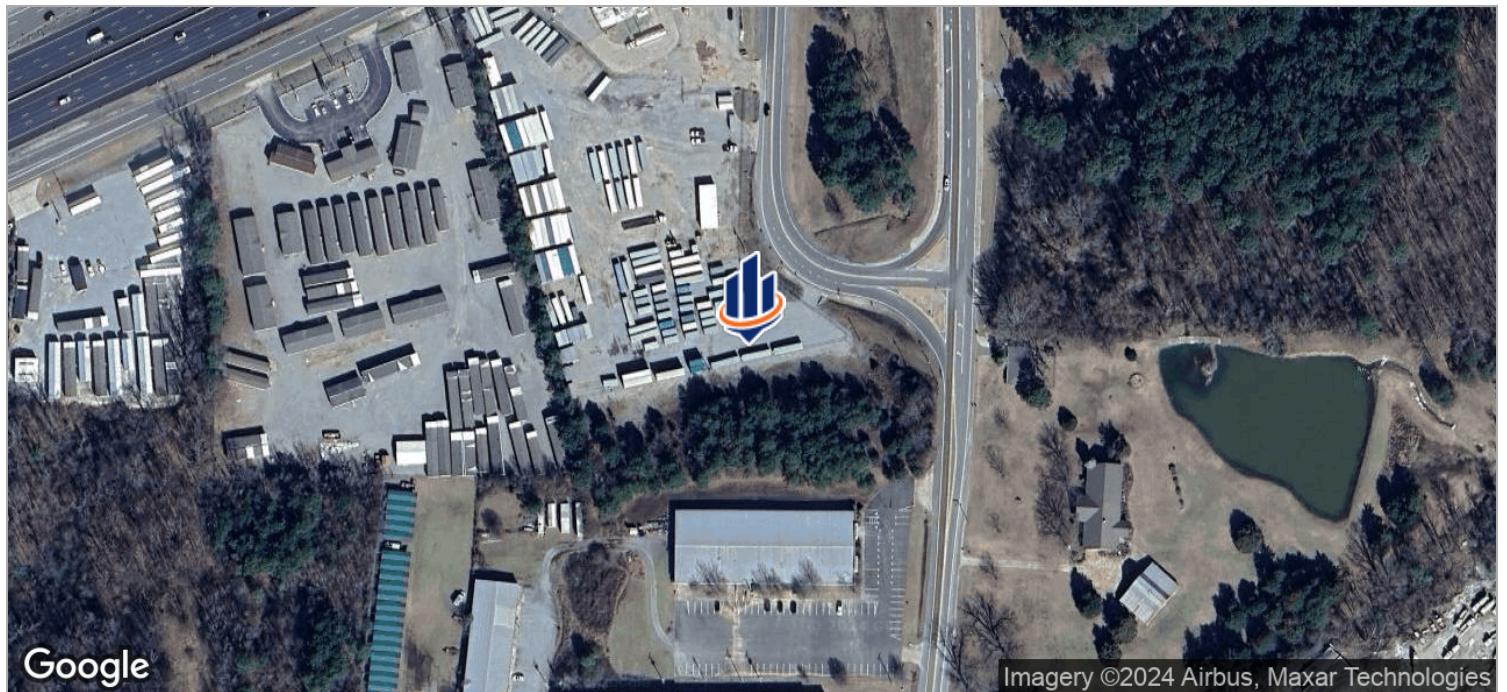
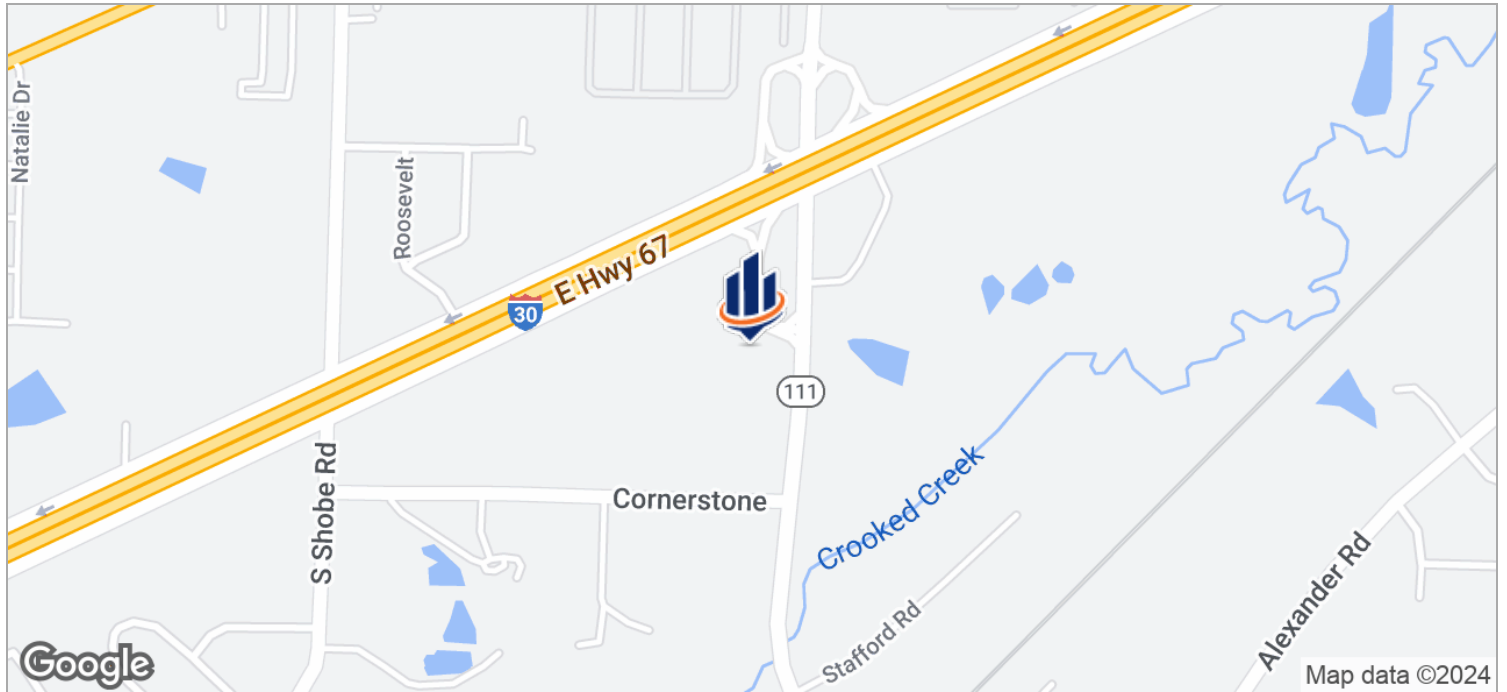
**ACREAGE:** 3.00 +/-

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## PROPERTY DESCRIPTION

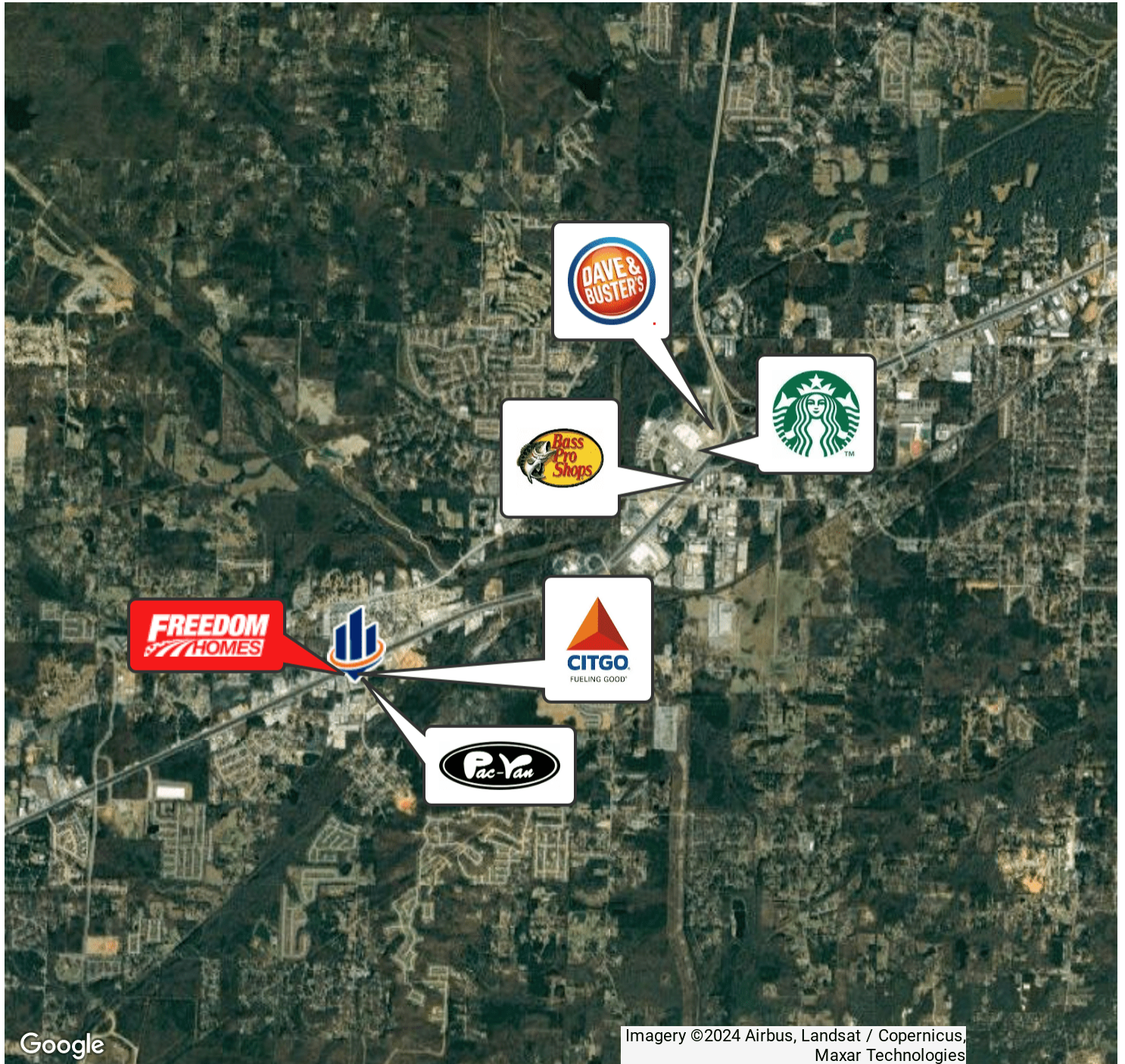
- Partially fenced.
- Majority cleared and level lot.
- High traffic area with easy access to I-30.
- Centrally located between Bryant and Little Rock.
- Lot is located behind Flash Market and the newly located PAC-VAN.
- Adjacent to Freedom Mobile Homes.
- NNN charges are approximately \$58 per month.

# Location Maps



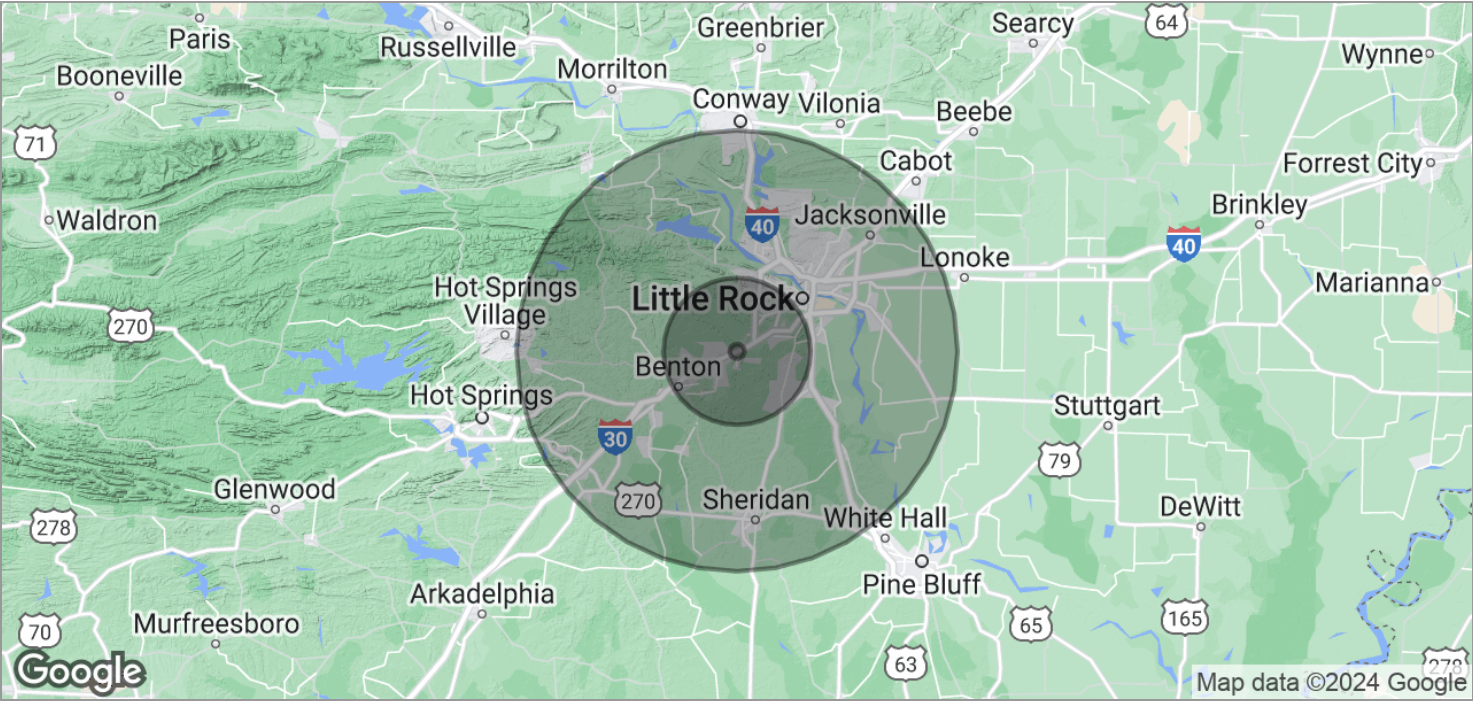


# Retailer Map





# Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	2,901	213,016	642,457
MEDIAN AGE	33.0	34.0	36.5
MEDIAN AGE (MALE)	32.7	33.2	35.1
MEDIAN AGE (FEMALE)	34.1	35.0	37.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	1,043	82,268	260,052
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$66,531	\$60,753	\$62,702
AVERAGE HOUSE VALUE	\$161,686	\$156,713	\$169,348

# Advisor Bio & Contact 1



## Nathan Hutchins

Advisor- Director of Sales and Leasing  
SVN | ArkBest Realty, LLC

Nathan has been active in both residential and commercial real estate since 2006, and has been with SVN/ ArkBest Realty, Inc., since 2011. He has received several Gold and Silver awards for sales and closings. Nathan enjoys being outdoors in the beautiful Natural State, whether he's boating, fishing, or biking.

### Memberships & Affiliations

- Member of the National Association of Realtors
- Member of the Arkansas Realtors Association
- Member of the Little Rock Realtors Association
- Member of the Arkansas and Little Rock Board of Realtors
- Member of the International Council of Shopping Centers
- Member of the Little Rock, Conway, and Hot Springs Chambers of Commerce
- Leadership Greater Little Rock Graduate - Class XXX. CCIM

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