

## SPECIAL PURPOSE FOR SALE



3 Lakeshore Dr, Little Rock, AR 72204



SALE PRICE:	\$350,000
HIGH-TRAFFIC, HIGH VISIBILITY	
LOT SIZE:	1.58 Acres
BUILDING SIZE:	6,700 SF
MARKET:	Little Rock
CROSS STREETS:	University And Lakeshore

### PROPERTY OVERVIEW

Currently, a church but could be anything else. Church has approximately 6000 sq ft which includes a sanctuary that will hold about 150 to 200 people. a kitchen, 4 classrooms plus 2 offices. Located across the street from pedestrian entrance of University of Arkansas Little Rock! Surrounded by businesses such as Rent-a Wheel, Popeyes, Twin City Bank, Pizza Hut, Shipley Donuts, and a large strip center containing many essential services.

### PROPERTY FEATURES

- Great location
- Level lot with paved parking and ingress/egress onto both Lakeshore and W 32nd
- Priced well
- Everything in the church stays with the church.
- Perfect location for redevelopment
- Great potential for adaptive re-use

**KW COMMERCIAL**  
12814 Cantrell Road  
Little Rock, AR 72223

**CASSIE WELLS WELLS**  
Executive Broker  
O: 501.993.1973  
C: 501.993.1973  
cassie@cassiewells.com  
AR #EB00047894

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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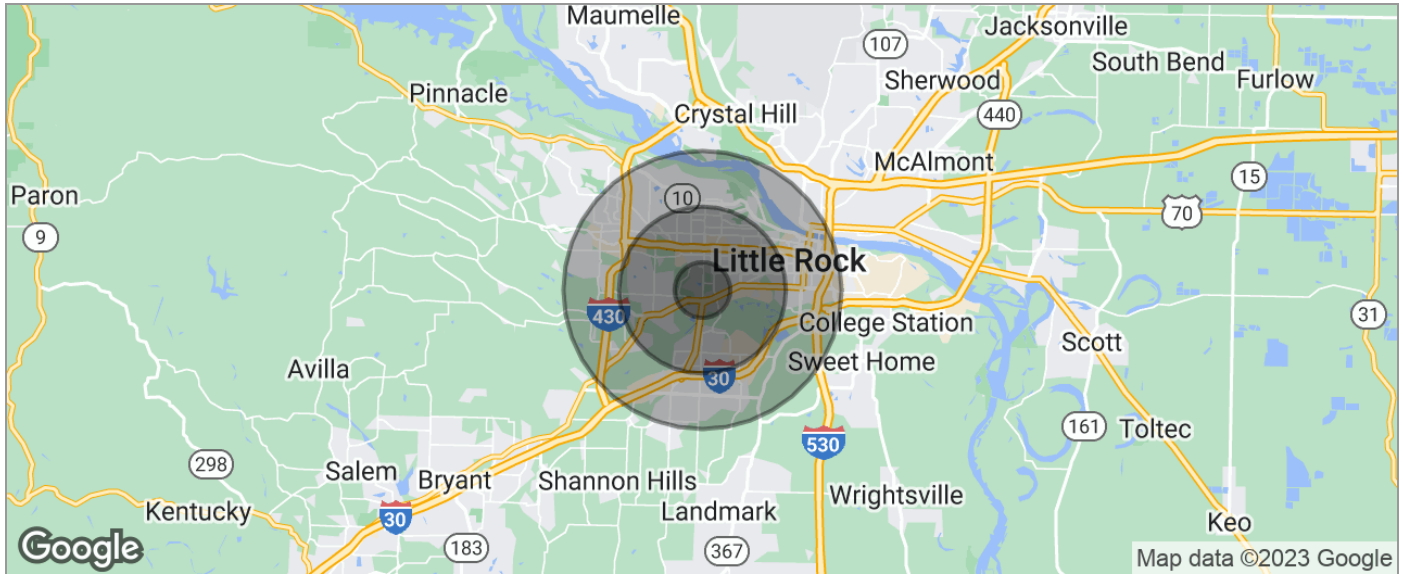
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,359	62,526	149,636
MEDIAN AGE	30.5	34.0	34.4
MEDIAN AGE (MALE)	29.5	32.7	33.0
MEDIAN AGE (FEMALE)	31.2	35.6	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,843	25,545	62,795
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$41,226	\$47,779	\$57,844
AVERAGE HOUSE VALUE	\$89,893	\$128,321	\$146,478
RACE	1 MILE	3 MILES	5 MILES
% WHITE	32.5%	40.6%	46.3%
% BLACK	57.8%	53.3%	47.9%
% ASIAN	2.1%	1.6%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.5%	0.4%	0.3%
% OTHER	4.6%	2.2%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.5%	6.5%	7.1%

\* Demographic data derived from 2020 ACS - US Census

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