



For Sale or Lease

70,033 SF Commercial Space

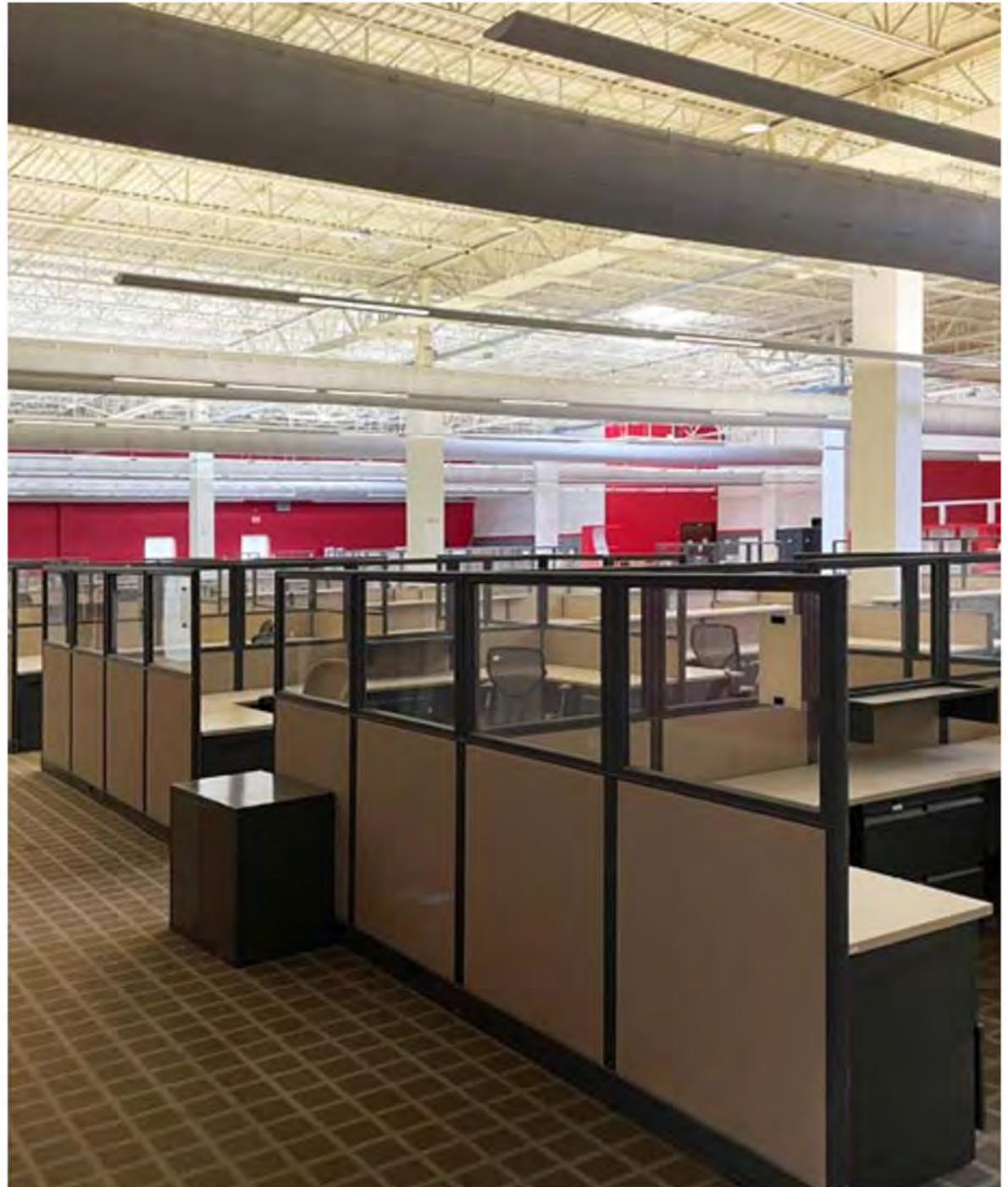
5430 Landers Rd | Sherwood, North Little Rock, AR

North Little Rock/ Sherwood Market

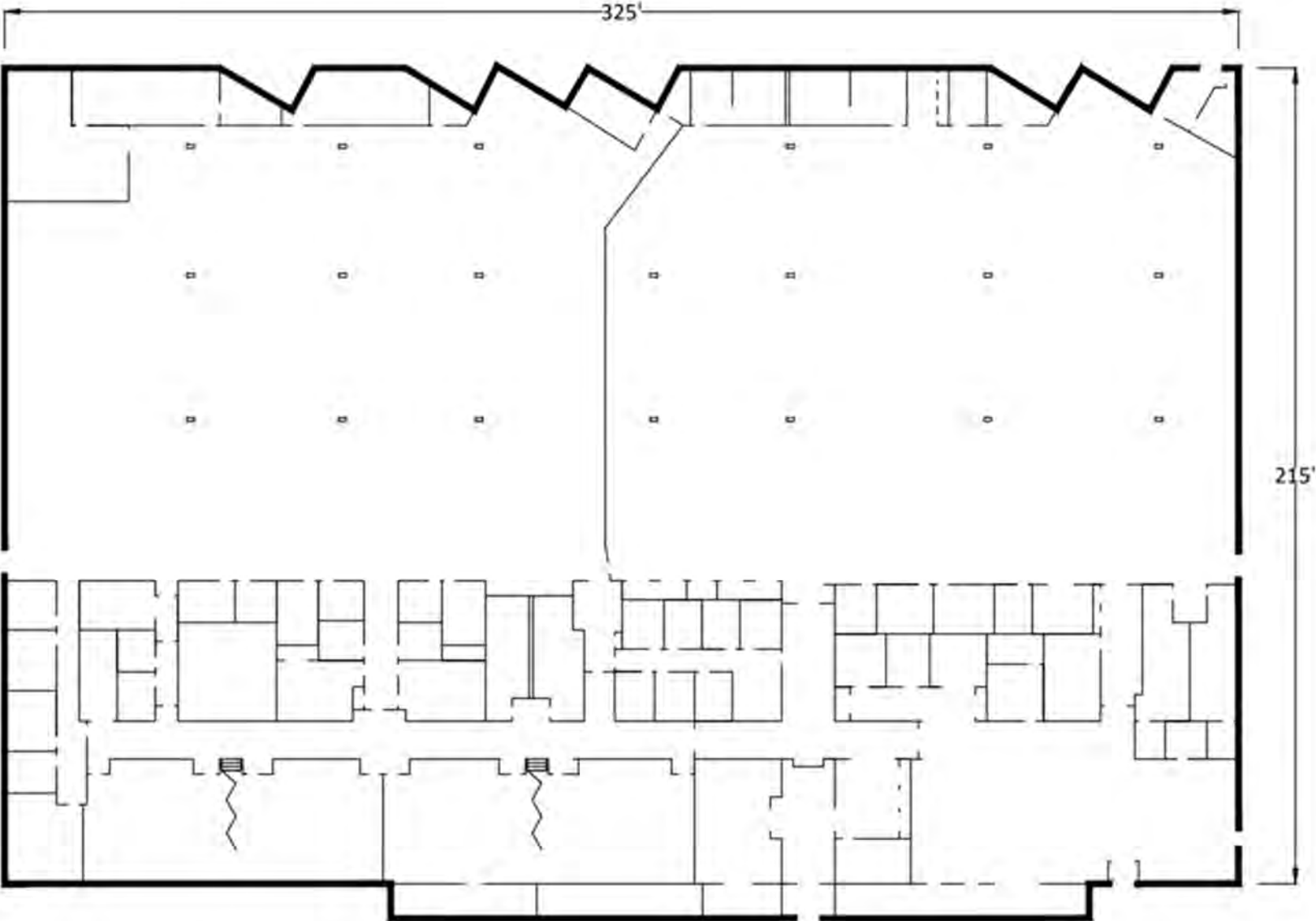
This 70,033 SF building with previous call center infrastructure and furnishings is available for sale or lease. It has a large open area which can accommodate 400+ cubes. Potential uses of Office, Retail and Flex.

Highlights

- 70,033 SF building
- 6.83 Acres
- 21' Clear Height
- 24' to roof deck
- 600 Auto Parks
- Potential loading dock access at rear



Floorplan - 5430 Landers Rd



Interior Photos - 5430 Landers Rd



Area Retailers



Location

- Situated in the Little Rock suburb of Sherwood, AR
- Great access with visibility to Highway 67/167
- Daily traffic count of 87,000 autos



Demographics

Estimated Population

| 2-miles | 5-miles | 10-miles |
|---------------|---------------|----------------|
| 17,343 | 92,112 | 225,145 |

Number of Households

| 2-miles | 5-miles | 10-miles |
|--------------|---------------|---------------|
| 7,618 | 40,268 | 98,699 |

Daytime Employees

| 2-miles | 5-miles | 10-miles |
|---------------|---------------|----------------|
| 17,296 | 49,432 | 203,648 |

Average Household Income

| 2-miles | 5-miles | 10-miles |
|-----------------|-----------------|-----------------|
| \$87,403 | \$71,763 | \$71,762 |

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