



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

OFFICE BUILDING FOR SALE OR LEASE

137 Shadow Oaks Drive, Sherwood, AR



CONTACT US TODAY
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



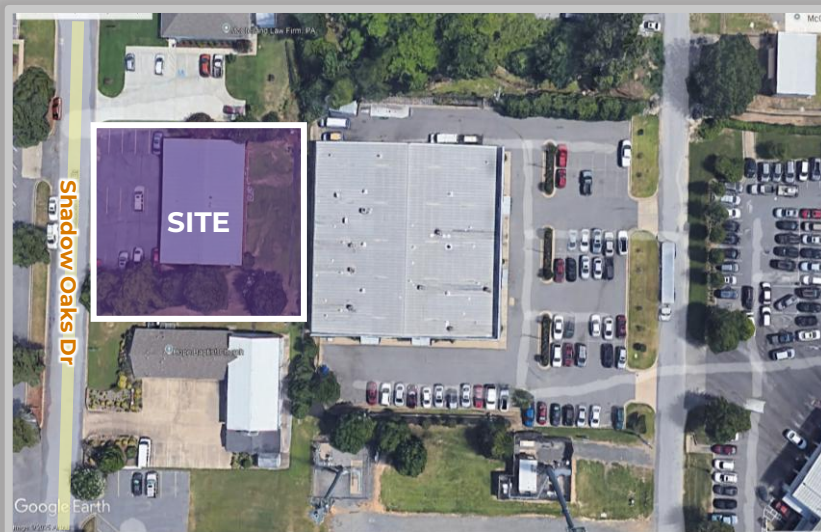
Property Understanding

OVERVIEW

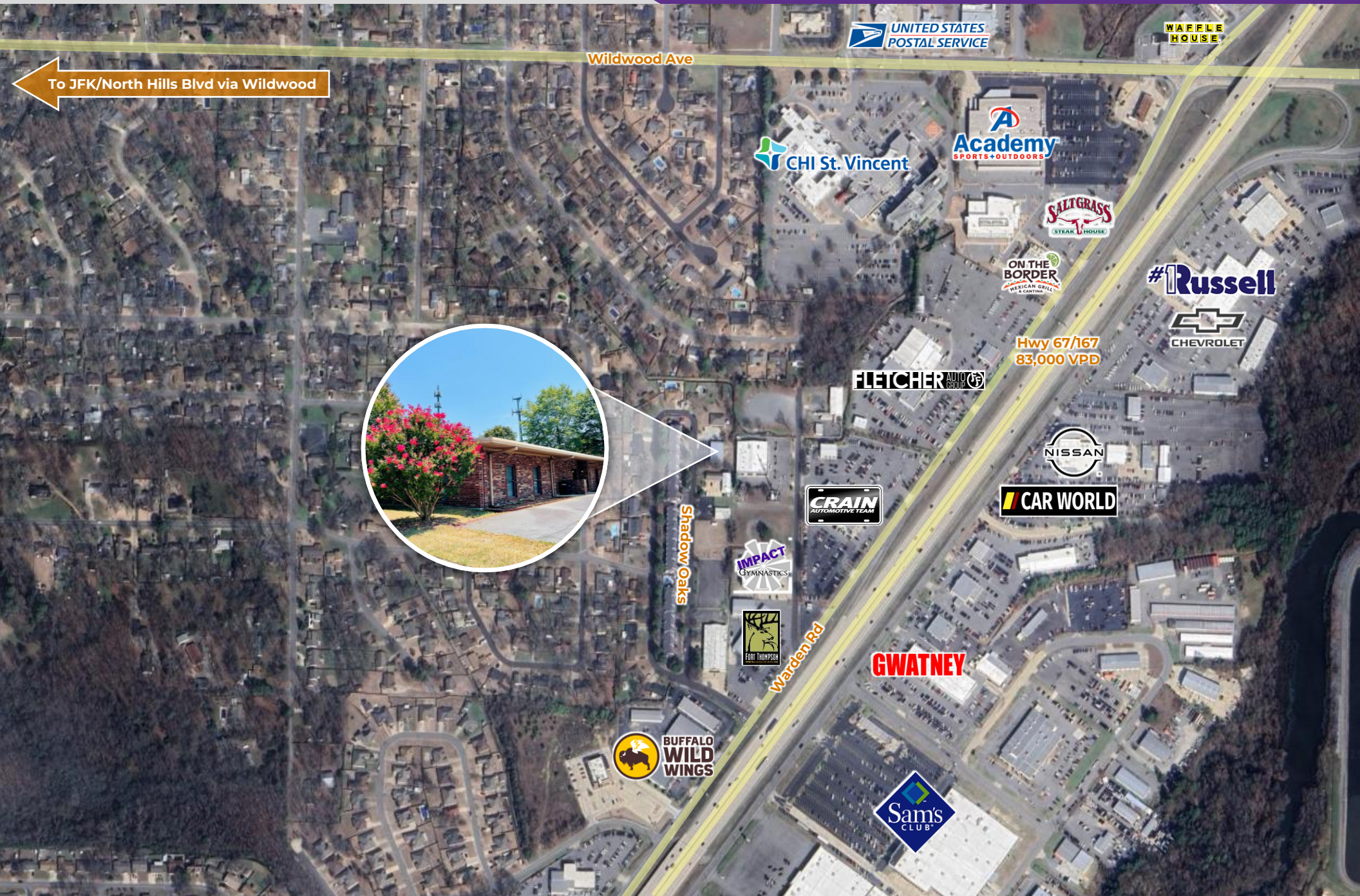
| | |
|------------------------|--|
| Offering | For Sale or Lease |
| Price | \$525,000 (all reasonable offers will be considered) |
| Lease Rate/Type | \$12.50/SF NNN |
| Address | 137 Shadow Oaks Drive |
| City/State | Sherwood, AR 72120 |
| Property Type | Office |
| Building Size | ±3,600 SF |
| Lot Size | ±0.40 Acres |
| Zoning | C-3 |

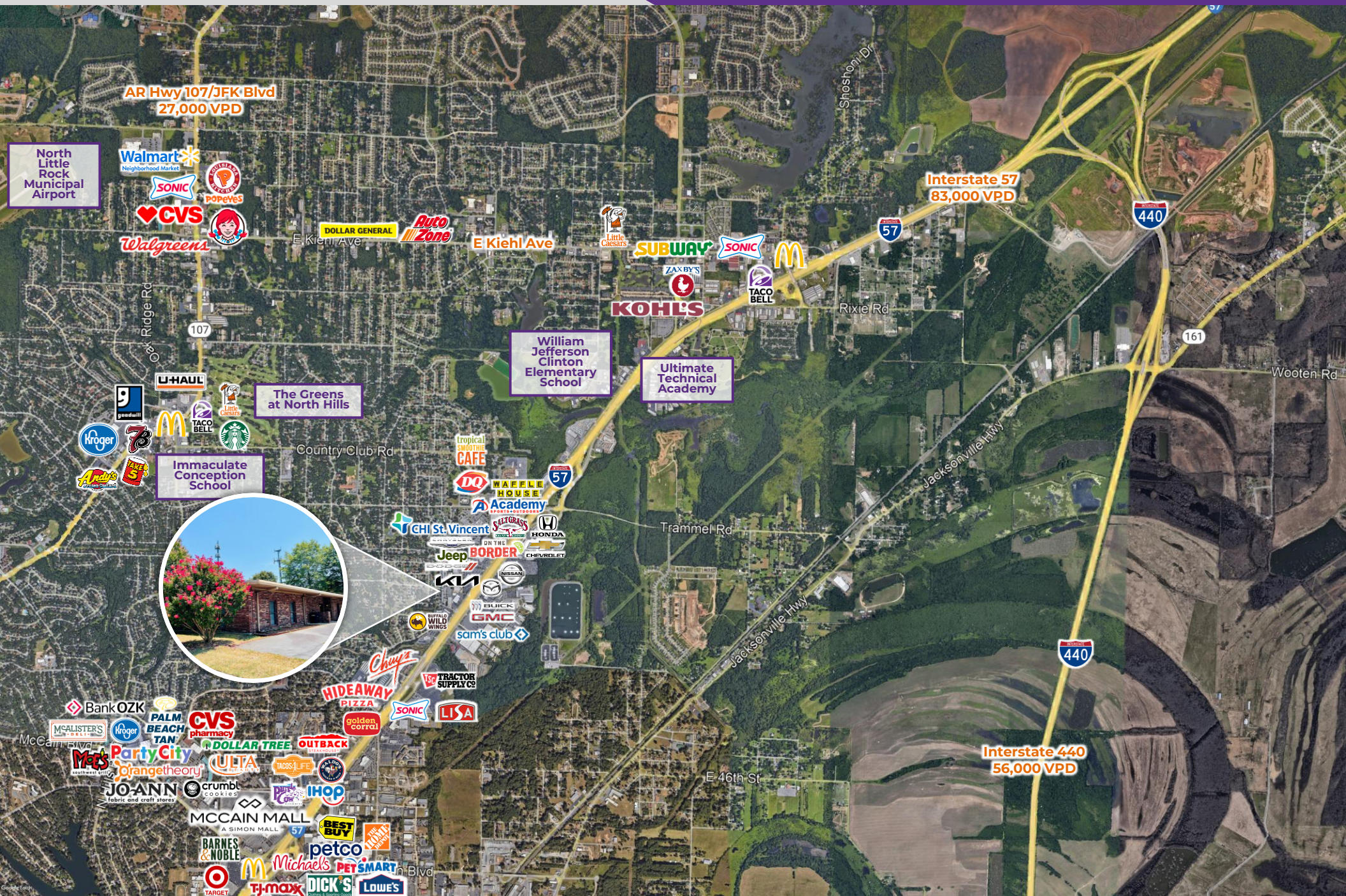
PROPERTY HIGHLIGHTS

- This recently remodeled professional office space features 11 private offices, a large conference room, a break room with a full kitchen, a reception area, an open equipment area, and two restrooms (one is ADA-compliant)
- High-speed fiber-optic internet is available, ensuring reliable connectivity
- Situated in Sherwood, this property offers proximity to McCain Blvd, Hwy 67/167, and North Little Rock
- Sherwood boasts a robust park system with numerous hiking trails, fishing lakes, and playgrounds, contributing to a pleasant environment for employees
- Recently resurfaced parking lot
- Offers 15 parking spaces (4.17:1,000 SF)
- Sherwood has the 3rd lowest crime rate in the state









Sherwood, AR



Sherwood, a suburb of Little Rock, is strategically positioned approximately 15 miles from the heart of the city via the well-connected 67/167 route. Home to 32,544 residents, Sherwood offers its residents and businesses swift connectivity to the broader metropolitan areas.

The community of Sherwood has evolved into a robust and lively hub, flourishing with diverse establishments, industries, retail centers, places of worship, and educational institutions. In recent years, Sherwood has experienced significant growth, witnessing the emergence of numerous new enterprises and attractions. Notable additions include an impressive 8,700 square foot splash pad, the Henson Tennis Center and Pickleball Court, Bennett's Casual Dining, and the noteworthy development and expansion of Sylvan Hills High School and Sylvan Hills Jr. High. This dynamic growth underscores Sherwood's commitment to providing an enriched and progressive environment for its residents and visitors alike.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

51,464

91,838

218,209

22,376

39,711

95,607

41.5

40.5

40.1

\$81,917

\$70,392

\$72,987

1,675

2,754

9,277

**Demographic details based on property location*

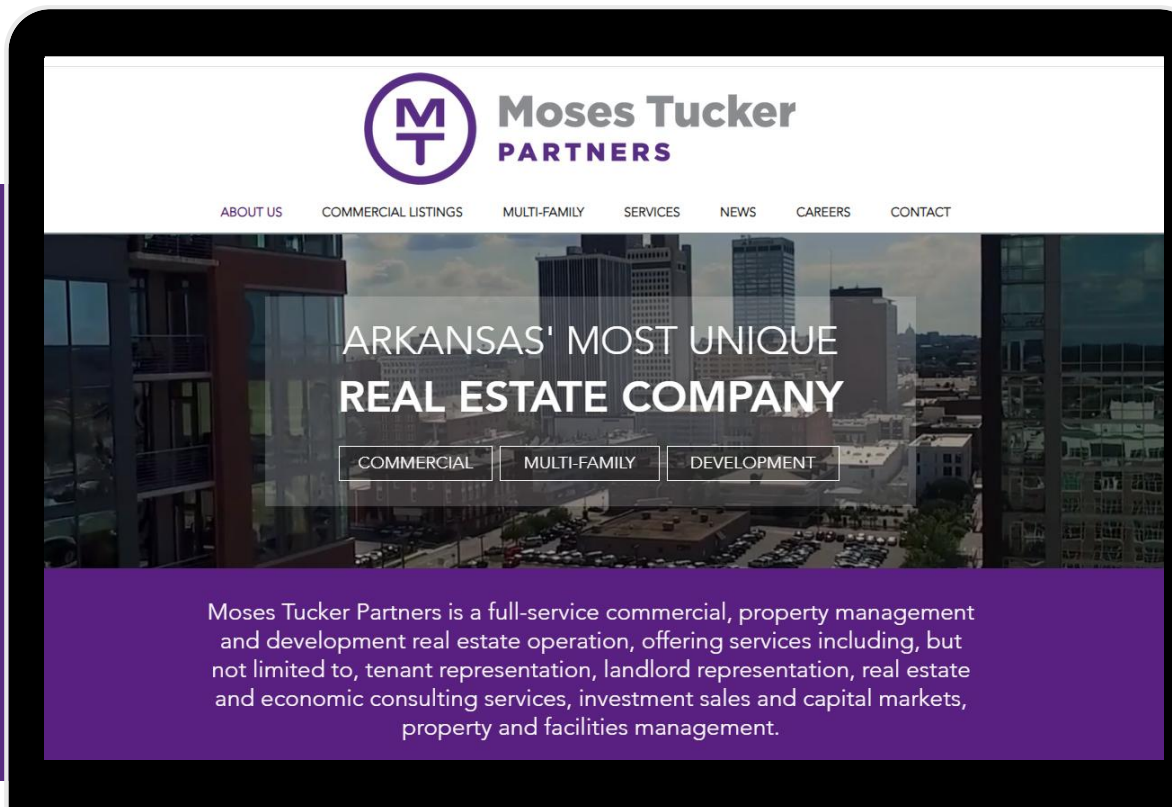
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Fletcher Hanson

Principal, Executive Vice President & Principal Broker
fhanson@mosestucker.com

John Martin, CCIM

Principal & Vice President of Brokerage
jmartin@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.