



FOR SUBLEASE

Walgreens - McCain Blvd

2500 McCain Blvd | North Little Rock, AR



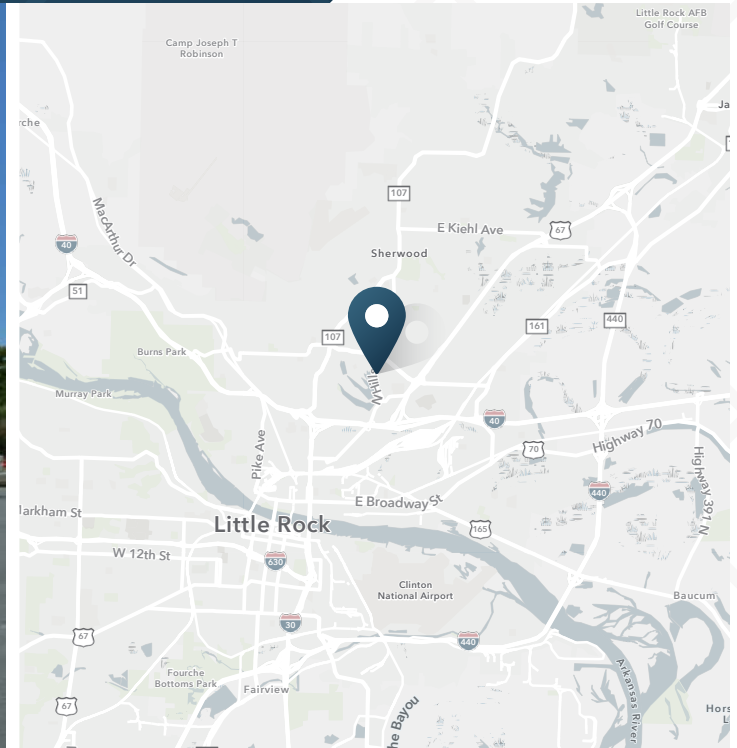
Walgreens - McCain Blvd

2500 McCain Blvd | North Little Rock, AR 72116



FOR SUBLEASE

Walgreens



±14,499 SF
Available

12/31/2036
Lease Expiration

\$9.00 PSF
Asking Rent

ABOUT THE PROPERTY

- Prime retail location with high visibility.
- Located on a corner lot at a busy, lighted intersection with multiple ingress and egress access points.
- Ample parking.
- Drive-thru.
- Ideal location for a retail business, grocery store, or a gym/studio.
- All offers are subject to approval by Walgreens Real Estate Committee.

JOIN THESE RETAILERS



TRAFFIC COUNTS

McCain Blvd	24,000 VPD
North Hills Blvd	16,000 VPD
Year: 2024 Source: ARDOT	

Trade Aerial

North Little Rock, AR



Kroger
9
Starbucks
Little Caesars
Coca-Cola
TACO BELL

83,000 VPD

Kroger
Party City
SUPER CUTS
cricket
OrangeTheory
UPS
Waffle House
McAlister's Deli
McE's

McCain Mall
BIG LOTS!
Dillard's
OLD NAVY
REGAL
JCPenney

HOBBY LOBBY
Walgreens
DOLLAR GENERAL

SITE

Lakewood Village
JOANN
ESPORTA
FOOD GIANT
Kirkland's
SHOE CARNIVAL
HobbyTown
DOLLAR TREE
Tanner's
Rally's
FIREHOUSE SUBS
FIVE GUYS
ULTRA
RED LOBSTER

Market Plaza
BEST BUY
BIG LOTS!
petco

36,000 VPD

TARGET
BARNES & NOBLE
Office DEPOT
verizon
ZALES

Durlington
TJ-maxx
ROSS
PETS MART
FURNITURE ROW
Michael's
carter's
SALLY BEAUTY
DICK'S
FIVE BELOW
CAFO

34,000 VPD

DOLLAR GENERAL

CityMarket
Value Foods
DOLLAR GENERAL
Little Caesars

2500 McCain Blvd

North Little Rock, AR



Crestwood Elementary School

Fairway Ave

16,000 VPD

Edward Jones

Kroger Party City
cricket wireless SUPERCUTS
orange theory FITNESS
ups Waffle House
McAlister's Moe's

First National Bank
Simmons Bank
Arkansas Federal Credit Union
Bank OZK
Bank of America

SITE

McCain Mall
Dillard's JCPenney BJ's
BIG LOTS! REGAL RESTAURANT BREWHOUSE
IHOP OLD NAVY CHIPOTLE
Firestone COMPLETE AUTO CARE LONGHORN STEAKHOUSE

Lakewood Elementary School

24,000 VPD

Lakewood Village
JOANN FOOD GIANT SHOE CARNIVAL
ESPORTA KIRKLAND'S
HobbyTown DOLLAR TREE Panera
LANE BRYANT Rally's FIREHOUSE SUBS
Olive Garden Great Clips THE HONEY BAKED Ham
PLATO'S COSET ULTA Cici's
FIVE GUYS BURGERS and FRIES RED LOBSTER

TARGET Office DEPOT
BARNES & NOBLE ZALES
verizon
Jersey Mike's chili's
TACO BELL Wendy's McDonald's

167

67

ARVEST



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

8,805 Population	9,343 Total Daytime Population	\$112,653 Average Household Income	3,998 Total Households
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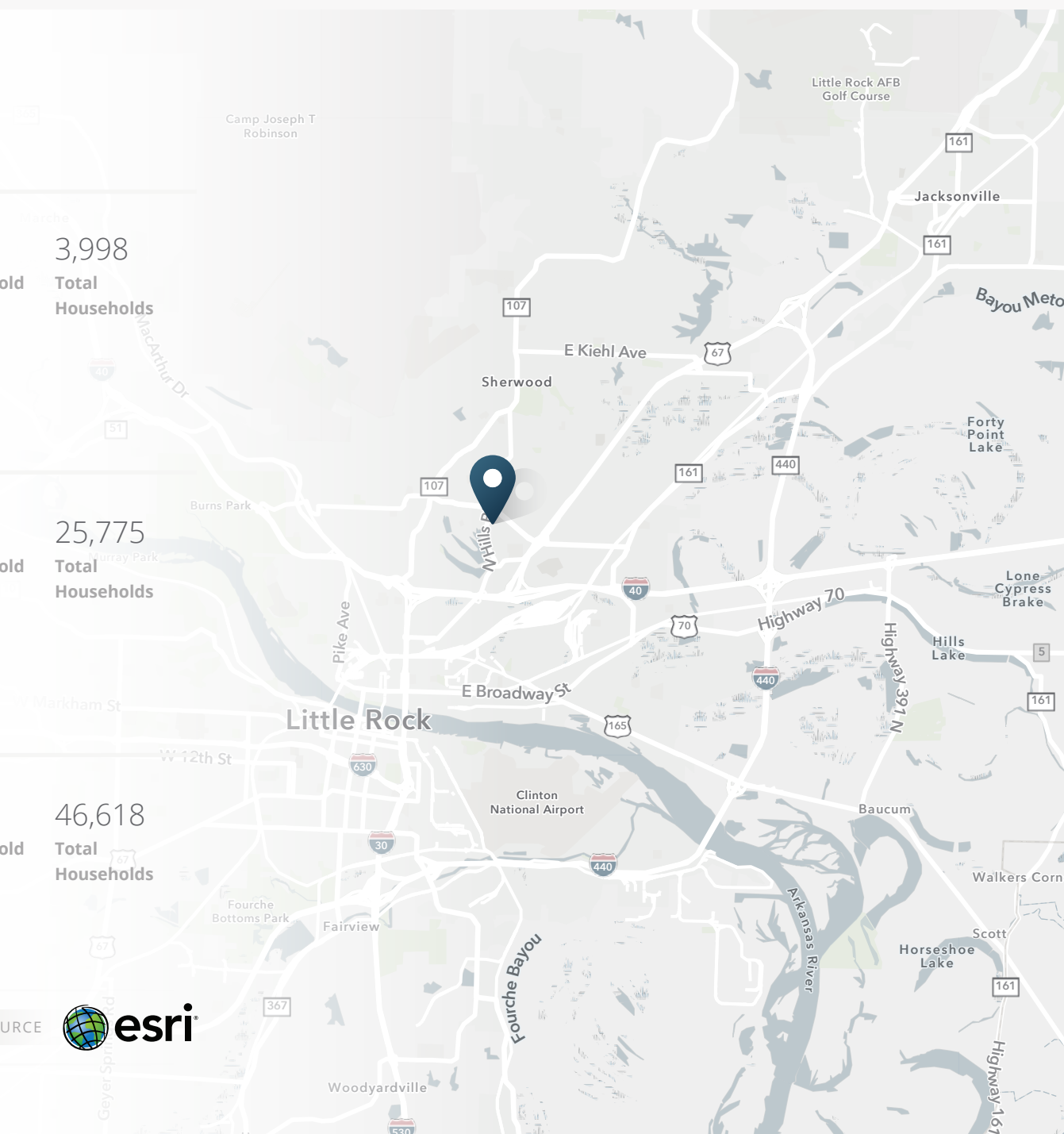
3 MILES

57,260 Population	62,442 Total Daytime Population	\$80,813 Average Household Income	25,775 Total Households
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5 MILES

100,492 Population	149,881 Total Daytime Population	\$80,595 Average Household Income	46,618 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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