

FOR LEASE, SALE, OR BUILD-TO-SUIT

4000 VALI COURT, NORTH LITTLE ROCK, AR 72117 LOT 1R-A

POTENTIAL MEDICAL / RETAIL SPACE

SITE SIZE: 1.9 AC

EXISTING BUILDING SIZE: 10,912 SF

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Approximately
30,000 vehicles per
day on McCain
Blvd



Ample Parking



Convenient access
to I-57 (HWY
67/167) and I-40, at
the center of North
Little Rock's dining
and retail corridor

Situated on 1.9 acres, this prime corner site offers $\pm 10,912$ SF of existing building space in a highly visible and accessible location near McCain Blvd. With ample parking spaces and multiple access easements, the site is well-suited for medical offices, urgent care, dental practices, or retail users.

Whether leasing, purchasing, or pursuing a custom build-to-suit, users can capitalize on flexible site options designed to support long-term growth and high customer traffic.



GEORGE PETROV

George@P4RealtyGroup.com

501.413.3664

EXISTING BUILDING DETAILS

The existing **±10,912 SF building** has operated as a full-service restaurant and sports bar, featuring a **commercial kitchen, bar area, and a large open-concept dining area**. With **144 parking spaces and direct access to McCain Blvd**, the site offers excellent visibility, easy access, and strong potential. **Two hotels are located immediately next door**, making this an ideal location for continued restaurant or bar use, or conversion to another high-traffic retail concept.

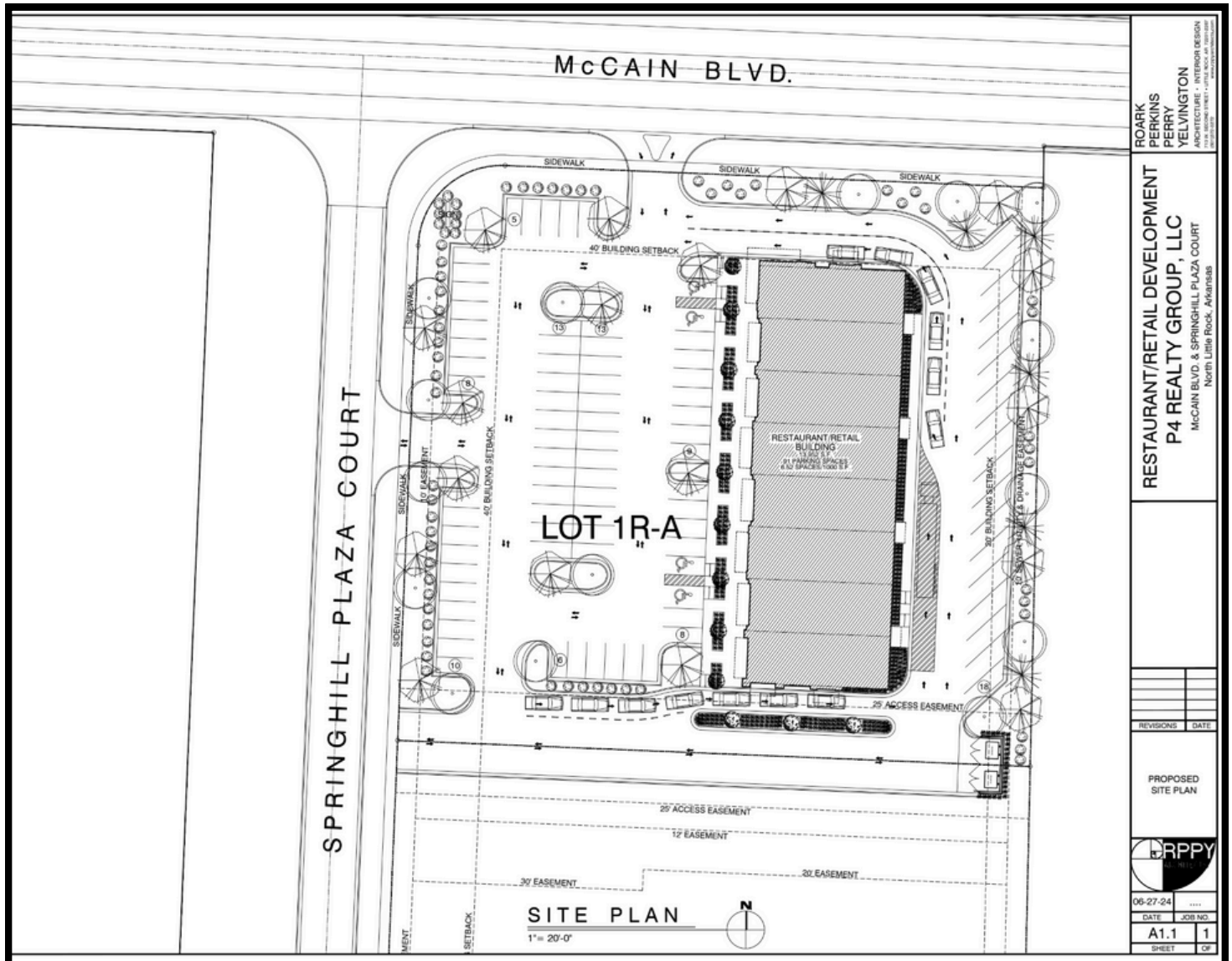


HIGHLIGHTS

- **Building Size:** ±10,912 SF
- **Lot Size:** ±1.9 AC
- **Parking:** 144 total spaces
- **Frontage:** McCain Blvd. & Springhill Plaza Ct.
- **Commercial Kitchen**
- **Bar Area**
- **Open-Concept Dining Area**

BUILD-TO-SUIT SITE PLAN

Strategically located near McCain Blvd and Springhill Plaza Court, this **1.9-acre site** is designed to accommodate a **±13,952 SF** restaurant/retail building with **91 parking spaces** and efficient circulation. The site plan prioritizes accessibility, visibility, and functionality—making it ideal for retail or restaurant businesses. **With 2 hotels located directly next door**, the property benefits from **built-in foot traffic**, making it an ideal spot for restaurants, , medical offices or other high-exposure retail concepts.



HIGHLIGHTS

- **Building Size:** ±13,952 SF
- **Lot Size:** ±1.9 AC
- **Parking:** 91 total spaces
- **Frontage:** McCain Blvd. & Springhill Plaza Ct.

This site offers flexible development options, ideal for restaurant, retail, or medical office use. The layout supports efficient customer flow, potential drive-thru integration, and build-to-suit customization—all with excellent visibility and access in a high-traffic commercial corridor.

LOCATION

Situated just off McCain Boulevard in North Little Rock, this property is positioned in one of the area's most active commercial corridors. Surrounded by national retailers, medical offices, restaurants, and dense residential neighborhoods, the location offers unmatched visibility and accessibility. With immediate access to I-40 and I-57 (HWY 67/167), it provides a direct connection to greater Little Rock and beyond. **McCain Blvd. sees approximately 30,000 vehicles per day, delivering consistent exposure and high traffic flow.**

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CLOSE BY

- McCain Mall
- Springhill Plaza
- Walmart Supercenter
- Target
- Walgreens & CVS
- Kroger Marketplace
- Chick-fil-A
- Longhorn Steakhouse
- Tacos 4 Life
- BJ's Brewhouse
- Starbucks
- Panera Bread
- LISA Academy North Middle - High
- North Little Rock Middle School
- Lakewood Elementary School