

PRIME CORNER LOT FOR SALE OR BUILD TO SUIT IN NORTH LITTLE ROCK

900 W. Pershing Blvd | North Little Rock, AR 72114



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 **HAYBAR
REAL ESTATE**

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AVAILABLE

Lot 1: ±2.61 Acres

Lot 2: ±0.11 Acres

TOTAL: ±2.71 Acres

SALE PRICE

\$12.00/SF

COMMENTS

- Prime corner lot for sale or owner will build to suit
- Located on the highly trafficked corner of Pershing and Pike Avenues with a signalized intersection
- Excellent visibility and access
- Close proximity to I-30 and I-40
- Combined traffic count ±28,200 vehicles per day on Pershing Blvd / Pike Avenue
- Zoned C-4

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,993	57,211	125,126	311,295
AVERAGE HH INCOME	\$52,940	\$90,571	\$92,688	\$94,681
TOTAL HH	4,051	27,595	57,215	136,050

TRAFFIC COUNTS

Pershing Ave: 10,500 VPD

Pike Ave: 17,700 VPD



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RIVERDALE DISTRICT

- The Buffalo Grill
- Botanica Gardens
- La Hacienda
- ServiceKing
- Waffle House
- Waffle House
- Waffle House

MAJOR OFFICE DISTRICT & FLEX PARK

RIVERDALE SHOPPING CENTER

- ACE Hardware
- Subway
- Woods Roo Cafe
- Spirits Fine Wines
- goodwill

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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ABOUT HAYBAR REAL ESTATE

Located in the heart of downtown Little Rock, Haybar Real Estate specializes in the commercial real estate market. Since 1999, we have been assisting companies, professionals, and individuals with their commercial real estate needs.



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**HAYBAR
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BROKERAGE

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DEVELOPMENT MANAGEMENT

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**KELLEY COMMERCIAL
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