

RETAIL FOR SALE

E WASHINGTON AND VINE RETAIL AND DEVELOPMENT PROPERTY

809 E Washington, North Little Rock, AR 72114



PROPERTY DESCRIPTION

Unlock the potential of this prime 2,401 SF retail/commercial building located at 809 E Washington in North Little Rock, AR. Built in 1949 and zoned C5, this property offers a strategic hard-corner lot with high visibility, boasting 4,000 VPD on E Washington and 2,400 VPD on Riverfront at the intersection. Situated on a 0.41+/- acre level lot, this property presents a compelling opportunity for immediate use or further development. Its proximity to essential services, arts, and entertainment amenities in North Little Rock and Little Rock Downtown makes it an attractive prospect for retail and retail pad investors seeking a high-traffic, strategically located property in the thriving Little Rock Metro area.

PROPERTY HIGHLIGHTS

- Hard-corner lot with 4000 VPD on E Washington
- 2400 VPD on Riverfront at the intersection
- 2,401+/- Square Foot Retail/Commercial building
- 0.41+/- acre level lot for further development
- Zoned C5 for versatile commercial use
- Built in 1949, adding to its character

OFFERING SUMMARY

Sale Price:	\$185,000
Lot Size:	0.41 Acres
Building Size:	2,401 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,172	50,728	121,595
Total Population	2,380	115,315	287,183
Average HH Income	\$31,487	\$52,410	\$57,663

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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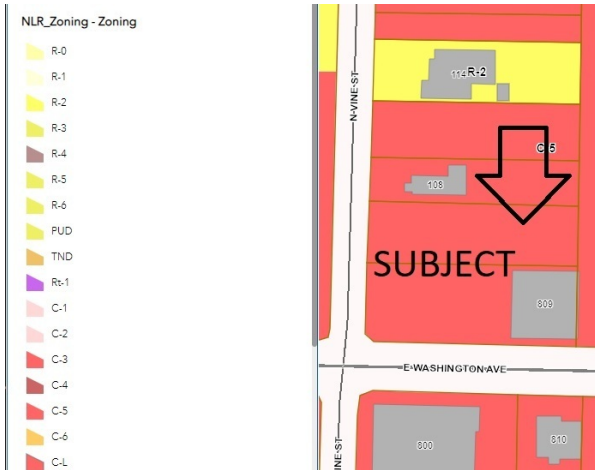
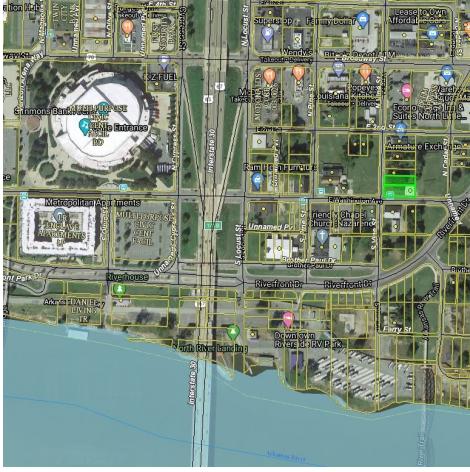
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12814 Cantrell Road
Little Rock, AR 72223

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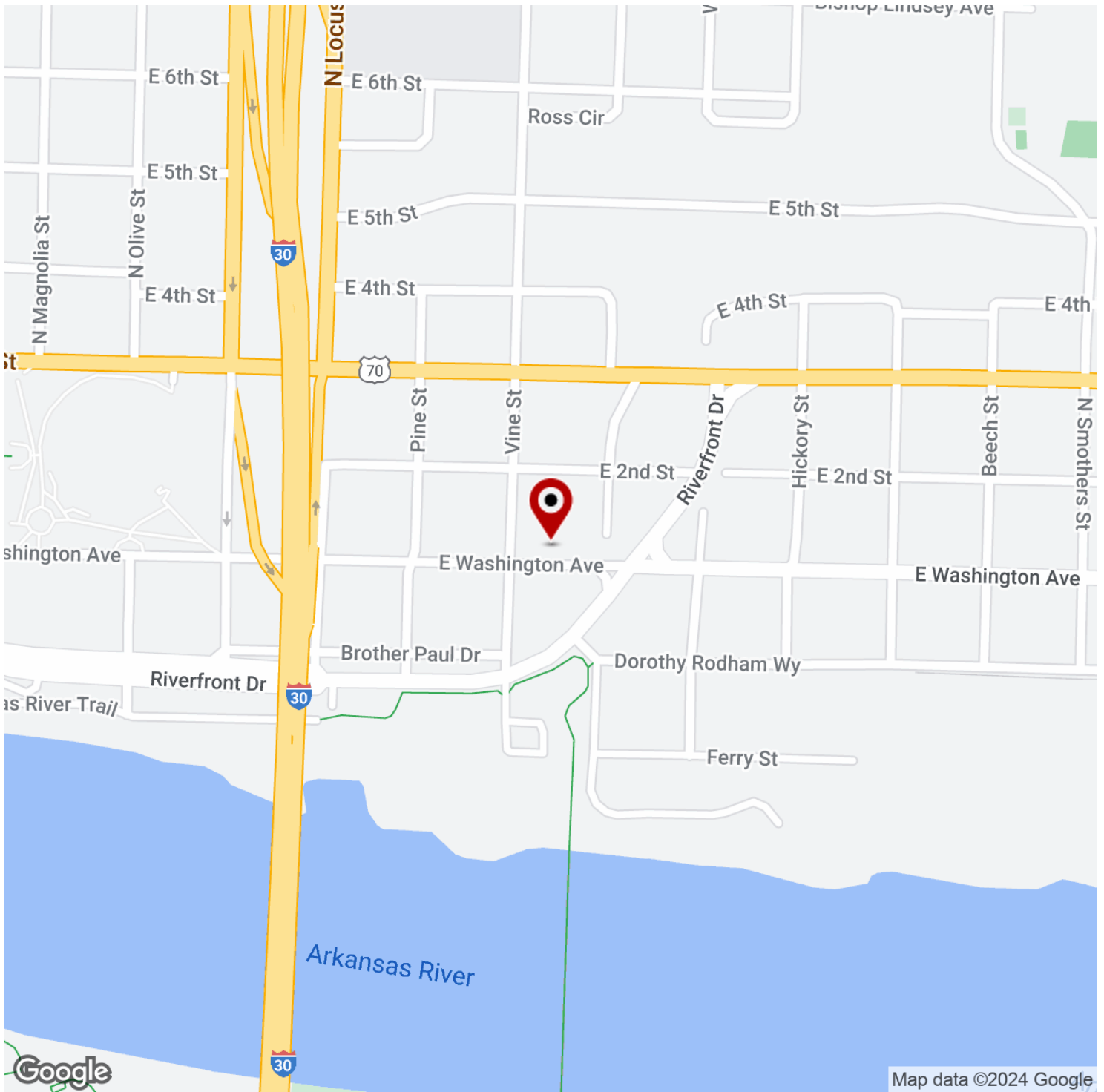
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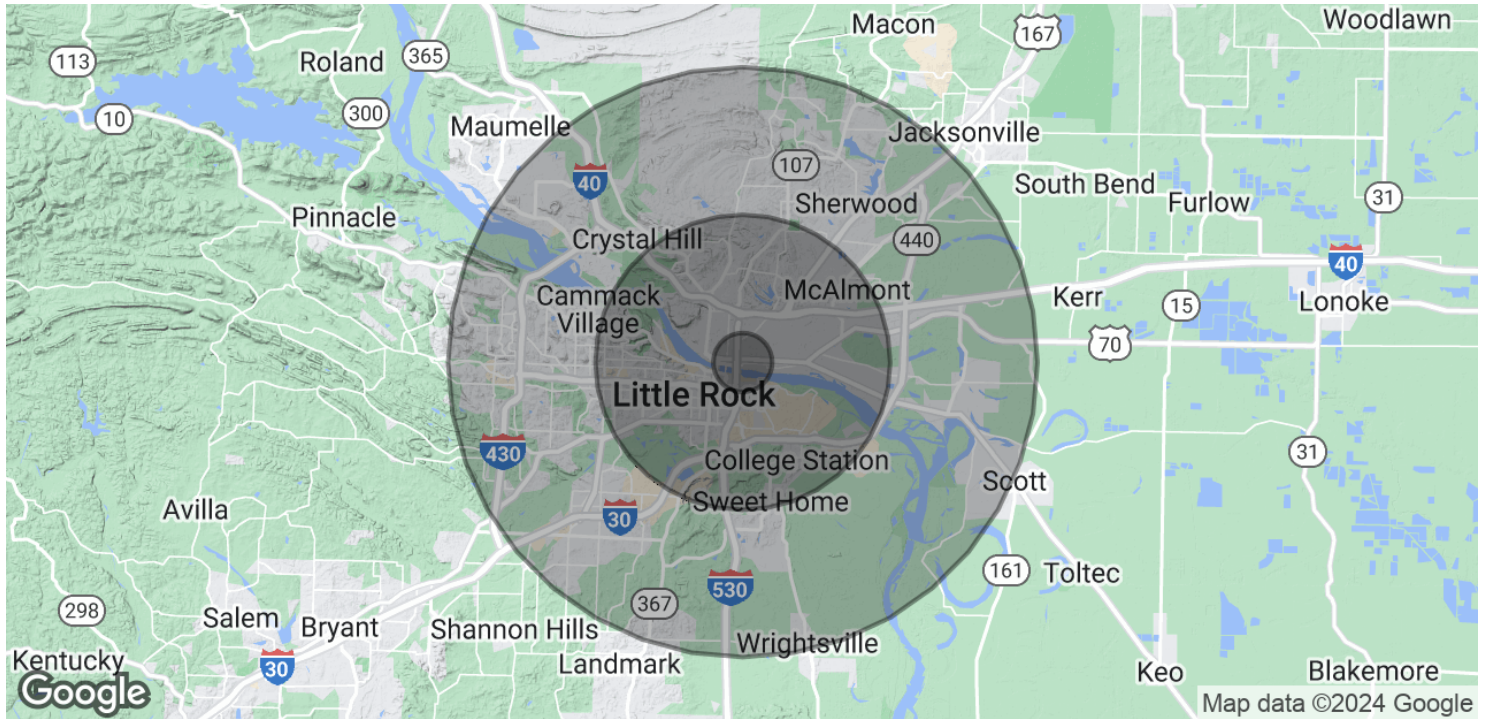
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,380	115,315	287,183
Average Age	37.4	37.5	36.2
Average Age (Male)	35.9	34.9	34.3
Average Age (Female)	36.4	39.6	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,172	50,728	121,595
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$31,487	\$52,410	\$57,663
Average House Value	\$94,612	\$161,488	\$153,215

2020 American Community Survey (ACS)

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