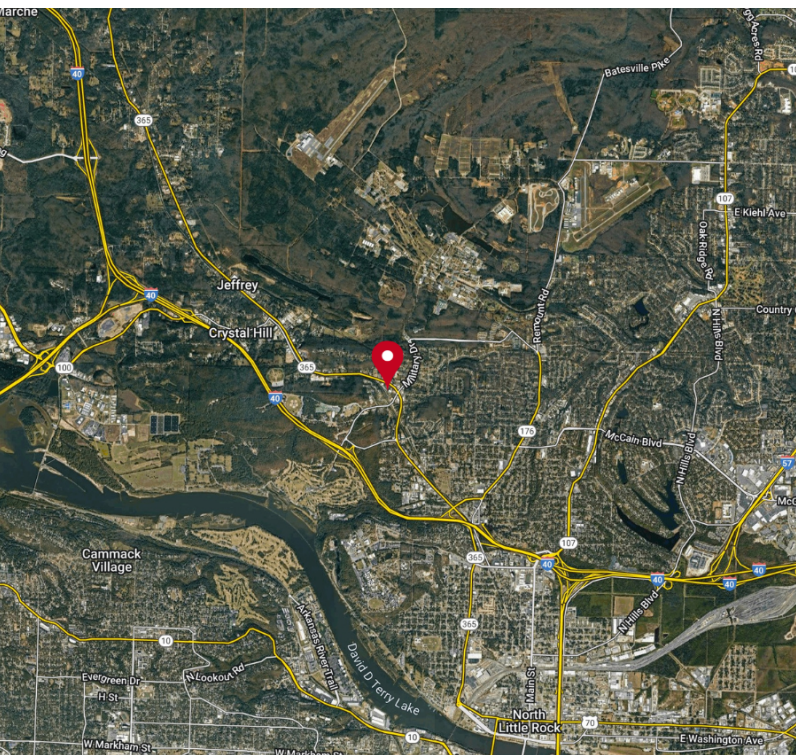


5609 MACARTHUR DRIVE

NORTH LITTLE ROCK, AR 72118



PROPERTY DESCRIPTION

8,400 SF freestanding commercial property offering strong visibility, convenient interstate access, and a flexible layout ideal for an owner-user in North Little Rock

PROPERTY HIGHLIGHTS

- Positioned on 0.78 acres with ample on-site parking to accommodate employees, customers, and service vehicles
- Flexible layout capable of supporting retail, service, office, or showroom uses
- Easy access to I-40, I-30, and major North Little Rock thoroughfares
- Situated on a well-located site serving North Little Rock and surrounding submarkets
- Traffic Counts: I-40 (89,000 AADT) and I-30 (130,000 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,247	7,333	17,392
Total Population	5,168	17,156	38,061
Average HH Income	\$53,600	\$55,269	\$70,286

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