



OVERVIEW

Offering & Price	For Sale Contact Agent
Property Type	Retail/Showroom/Flex
Building & Lot Size	±10,572 SF ±1.26 Acres
Year Built	1960
Zoning	C-4

PROPERTY HIGHLIGHTS

- Twelve (12) drive-in doors (8' W x 10' H), accommodating a range of service or distribution needs
- Prominent signage opportunities and unobstructed frontage (242 feet) along E Broadway St
- Strategic location at the signalized intersection of E Broadway St and Riverfront Dr, which sees a combined 21,800 vehicles per day
- Less than 0.5 miles from Interstate 30 and approximately 2 miles from the I-30 / I-40 interchange, providing exceptional regional connectivity
- Minutes from the Union Pacific Railroad and the Port of Little Rock, supporting multimodal logistics and distribution
- Approximately 18 surface parking spaces with ample maneuverability for deliveries
- High-visibility location within an established industrial and commercial corridor

