

Carnahan Dr

For Sale or Ground Lease

0.52 ACRES LAND

Savannah Drive & Maumelle Blvd
Little Rock, AR



501.376.6555 | mosestucker.com



Maumelle Blvd

21,000 VPD



DOLLAR GENERAL



Kosuke Japanese
Steakhouse and
Sushi



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Offering Summary

SALE PRICE:	\$425,000
GROUND LEASE:	\$35,000/YR Absolute Net
BUILD TO SUIT:	Negotiable Call Agent
LOT SIZE:	±0.52 Acres
ZONING:	C-2
TRAFFIC COUNT:	21,000 VPD Maumelle Blvd

Property Highlights

- Prime development opportunity along Maumelle Blvd
- Excellent visibility on Maumelle Blvd
- High growth corridor with strong demographics
- Will build-to-suite or ground lease (negotiable terms)



Carnahan Dr

Baptist Health

The Medicine Shoppe
PHARMACY

ZAXBY'S

Wendy's

Maumelle Blvd

21,000 VPD

BUENO
Taco Bueno

Arby's

DOLLAR GENERAL

±0.52 Acres

Cheers
IN MAUMELLE

goodwill

Kosuke Japanese
Steakhouse and
Sushi

UAMS
UNIVERSITY OF ARKANSAS
FOR MEDICAL SCIENCES

Little
Caesars

Pizza
Hut

Location Map
Excellent visibility on Maumelle Blvd.



Dillard's Fulfillment Center

21,000 VPD

MAUMELLE BLVD

Market Map
Excellent visibility on Maumelle Blvd.



Market Overview

The Little Rock-North Little Rock-Conway Metropolitan Statistical Area, is the most populous metro in the US State of Arkansas. With an estimated 2020 population of over 748,031, it is the most populated area in Arkansas. Often considered “Where America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstate, I-40, also runs through Little Rock. Little Rock is the state's capital, and the city is also home to two Fortune 500 companies, Arkansas Children's Hospital, and University of Arkansas for Medical Sciences (UAMS). The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	25,357	47,134	223,632
HOUSEHOLDS	10,688	19,824	96,235
AVERAGE AGE	38.6	39.9	39.6
AVERAGE HH INCOME	\$98,379	\$105,238	\$96,748
BUSINESSES	589	1,384	7,932
EMPLOYEES	10,283	21,422	157,152

Demographics

Based On 10 Mile Radius Around The Property

223,632

Population

96,235

2022 Households



39.6

Average Age (2022)

\$96,748

Average Household Income

7,932

Businesses (2022)



Moses Tucker PARTNERS

Carnahan Dr

Baptist Health

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501.376.6555

Bentonville
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805 S Walton Blvd
Suite 123
Bentonville, AR 72712
479.271.6118

GENERAL

ZAXBY'S



Maumelle Blvd

21,000 VPD



±0.52 Acres



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FOR MORE INFORMATION CONTACT:

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DISCLAIMER

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Commercial Real Estate

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