

## Property Highlights

- **For Sale: \$699,000**
- 97 total units, 17 RV/boat storage slips
- ±7.84 acres near intersection of I-440 and I-57
- Currently operational, with value-add opportunity in some unit rehab and future expansion opportunity
- Mixed unit types allow for diversified tenant base and income streams
- On-site office building provides flexible use for property management, retail operations, or lease as additional income stream
- Please contact agent for financials and property details

## Traffic Counts

Interstate 57:	84,000 VPD (ARDOT '24)
Interstate 440:	23,000 VPD (ARDOT '24)

## Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	1,298	17,758	54,968
Daytime Population	1,076	15,325	55,483
Average HH Income	\$44,677	\$63,774	\$80,864



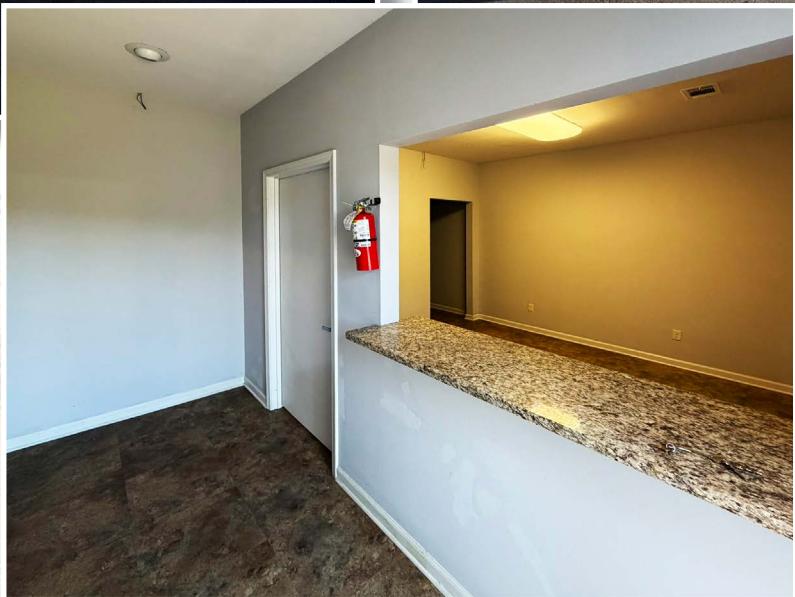
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Hathaway Group

Commercial  
Real Estate

## PROPERTY PHOTOS



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

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