



Asking Price:

**\$18.50**

PSF, FSG

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**FOR LEASE**

# 12005 Crystal Hill Road

Maumelle, AR

## For Lease: Highly-Visible Excess Office Space on Maumelle Boulevard

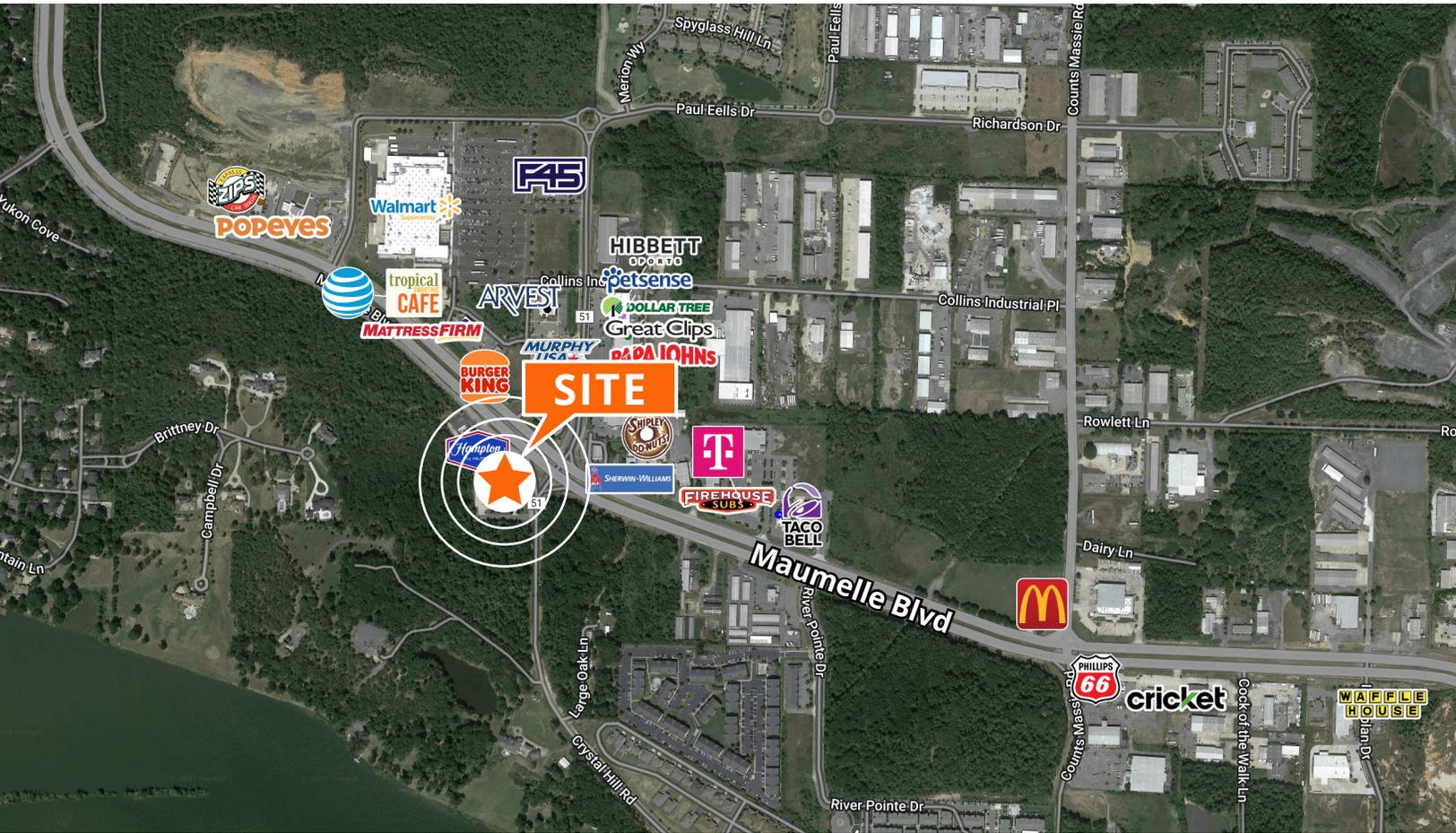
### Features

- Existing Bank Branch not available
- Excess office space only
- 1,500 SF - 6,000 SF available
- Lot size: 1.51 acres
- Lease rate: \$18.50/SF, Full Service Gross
- Year built: 2006
- Two-story office/retail building
- +/- 56 parking spaces
- Approximately 28,000 vehicles per day on Maumelle Boulevard

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FOR LEASE

# Neighborhood Map



## Area Demographics

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### Estimated Population (2024)

1 Mile	3 Mile	5 Mile
7,565	25,243	84,488



### Estimated Households (2024)

1 Mile	3 Mile	5 Mile
3,903	11,514	37,778



### Est. Avg Household Income (2024)

1 Mile	3 Mile	5 Mile
\$78,995	\$111,773	\$127,784

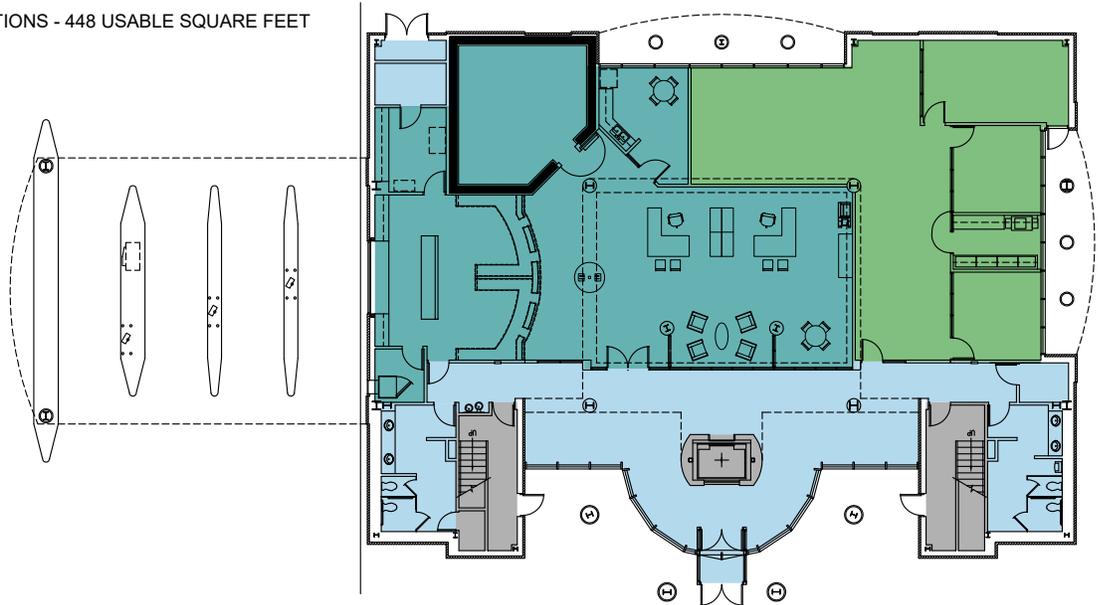
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# Floor Plans

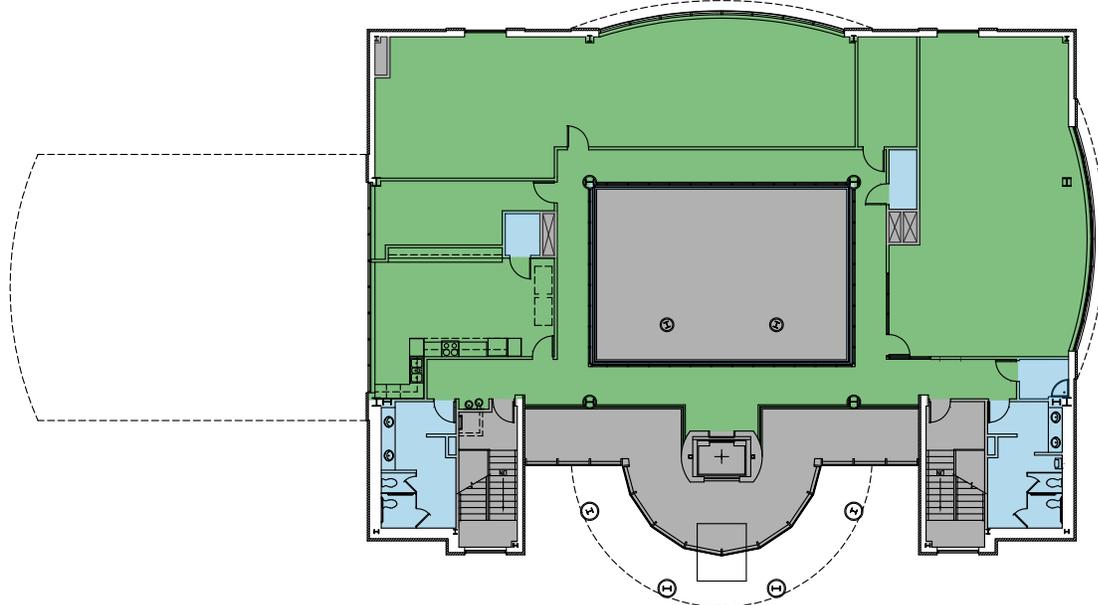
## 1ST FLOOR AREA: 6,528 SF

-  FIRST SECURITY BANK - 2,599 USABLE SQUARE FEET
-  PROPOSED TENANT - 1,709 USABLE SQUARE FEET
-  COMMON AREA - 1,772 USABLE SQUARE FEET
-  VERTICAL PENETRATIONS - 448 USABLE SQUARE FEET



## 2ND FLOOR AREA: 6,996 SF

-  PROPOSED TENANT - 4,375 USABLE SQUARE FEET
-  COMMON AREA - 620 USABLE SQUARE FEET
-  VERTICAL PENETRATIONS - 2,001 USABLE SQUARE FEET



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