

For Sale

OFFICE/FLEX BUILDING

1041 Lantrip, Sherwood, AR



Moses Tucker
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Offering Summary

SALE PRICE:	\$750,000
BUILDING SIZE:	±9,000 SF
LOT SIZE:	±0.77 Acres
YEAR BUILT:	1998
TRAFFIC COUNT:	83,000 VPD Hwy 67/167



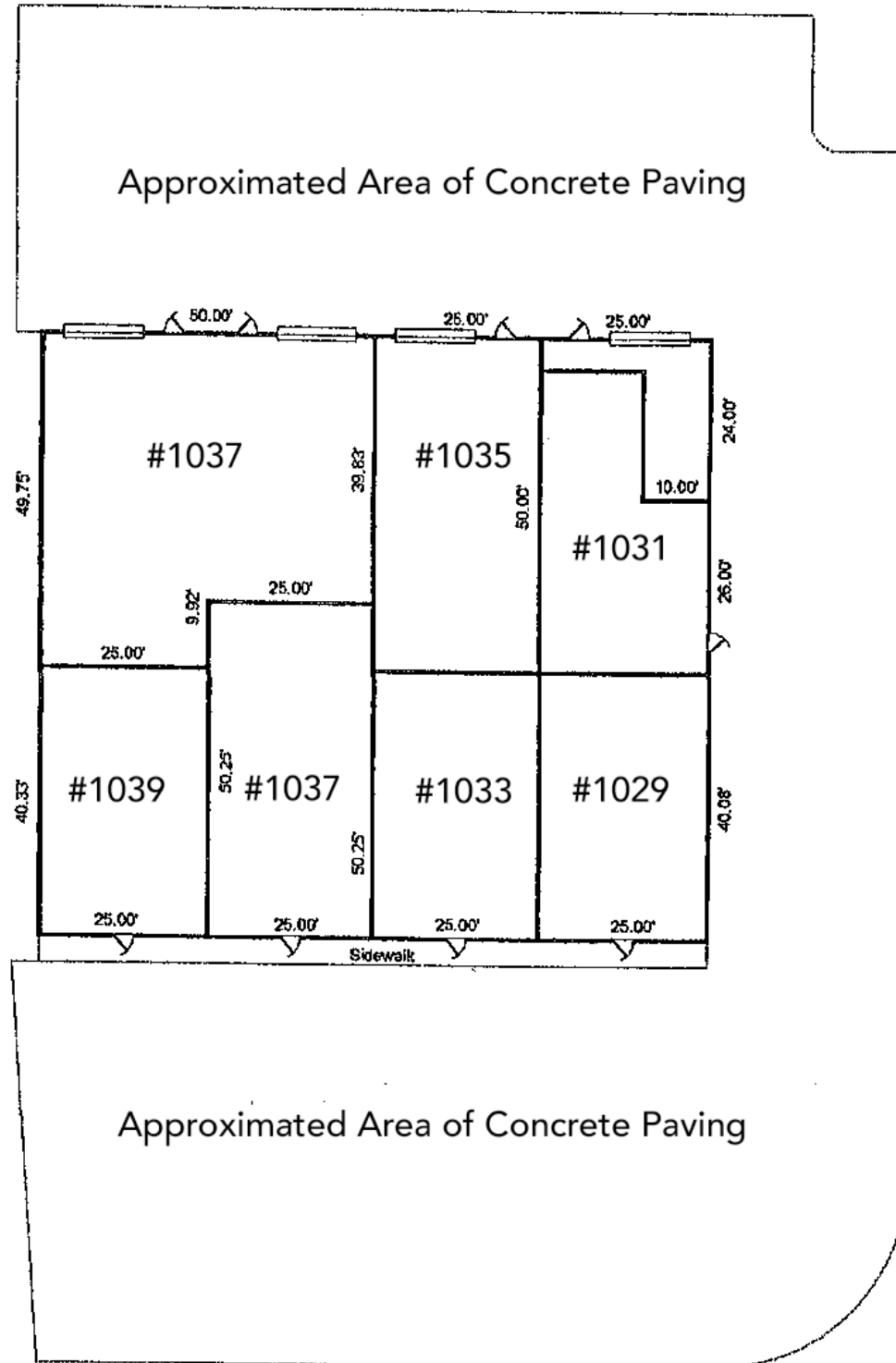
Property Highlights

- Flex office & showroom building
- New roof and gutter system installed 2022
- 7 restrooms
- 4 storefront entries
- 4' x 12' garage doors
- Gated and fenced parking lot in the rear
- Less than .2 miles from Hwy 67/167
- 27 parking spaces



Available Spaces

Office/Flex Building



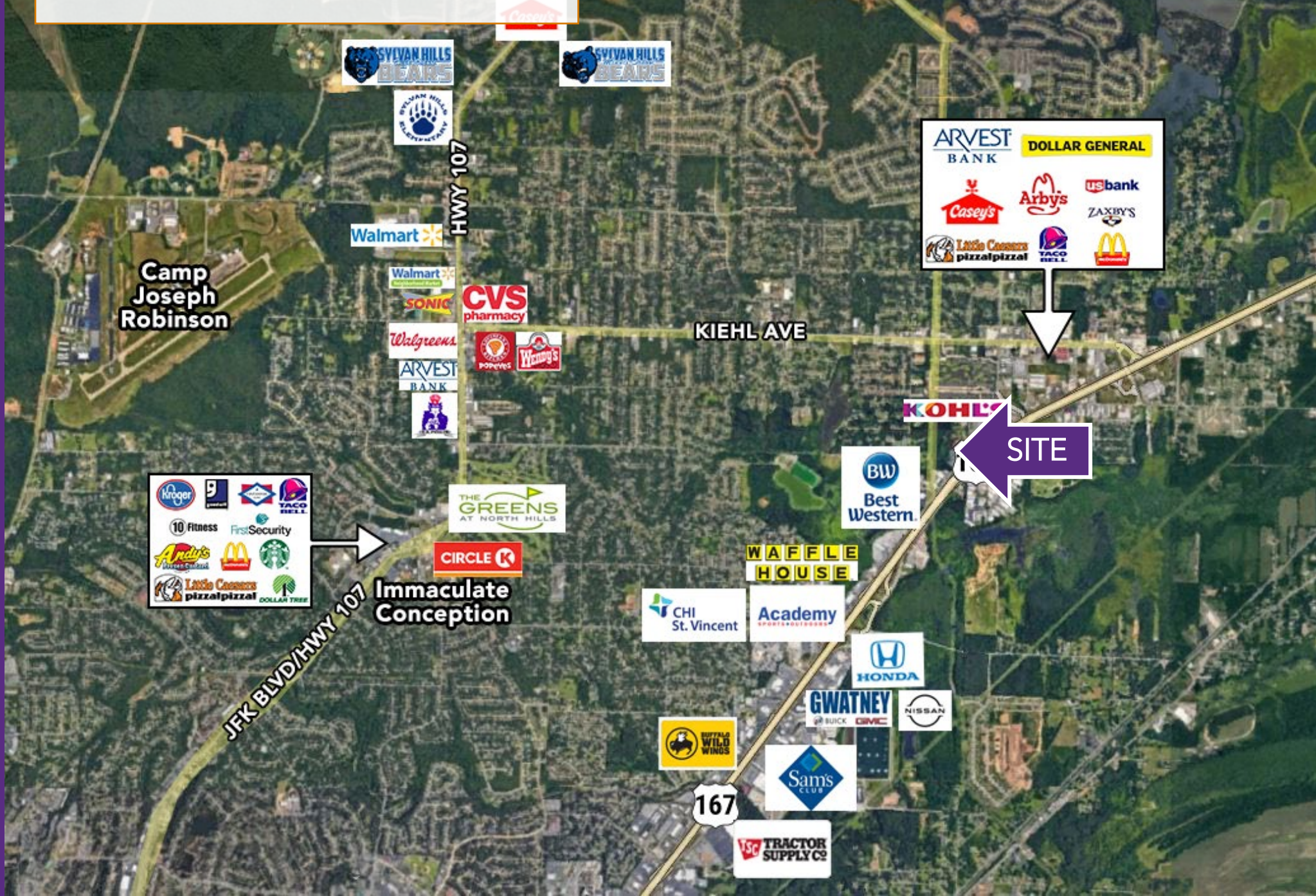
Property Pictures

Office/Flex Building



Market Map

Located less than .2 miles from Hwy 67/167.



Camp Joseph Robinson

HWY 107

KIEHL AVE

JFK BLVD/HWY 107

Immaculate Conception

SITE

ARVEST BANK	DOLLAR GENERAL	
Casey's	Arby's	usbank
Little Caesars	zaxby's	McDonald's
pizzalpizza	TACO BELL	

Kroger	9	First Security	TACO BELL
10 Fitness	Arby's	McDonald's	Starbucks
Little Caesars	pizzalpizza	DOLLAR TREE	

THE GREENS AT NORTH HILLS

CIRCLE K

WAFLE HOUSE

CHI St. Vincent

Academy

BW Best Western

HONDA

GWATNEY

BUICK GMC NISSAN

BUFFALO WILD WINGS

SAM'S CLUB

167

TRACTOR SUPPLY CO

SYLVAN HILLS BEARS

SYLVAN HILLS BEARS

SYLVAN HILLS CLAYTON HILL

Walmart

Walmart

SONIC

CVS pharmacy

Walgreens

ARVEST BANK

ARVEST BANK

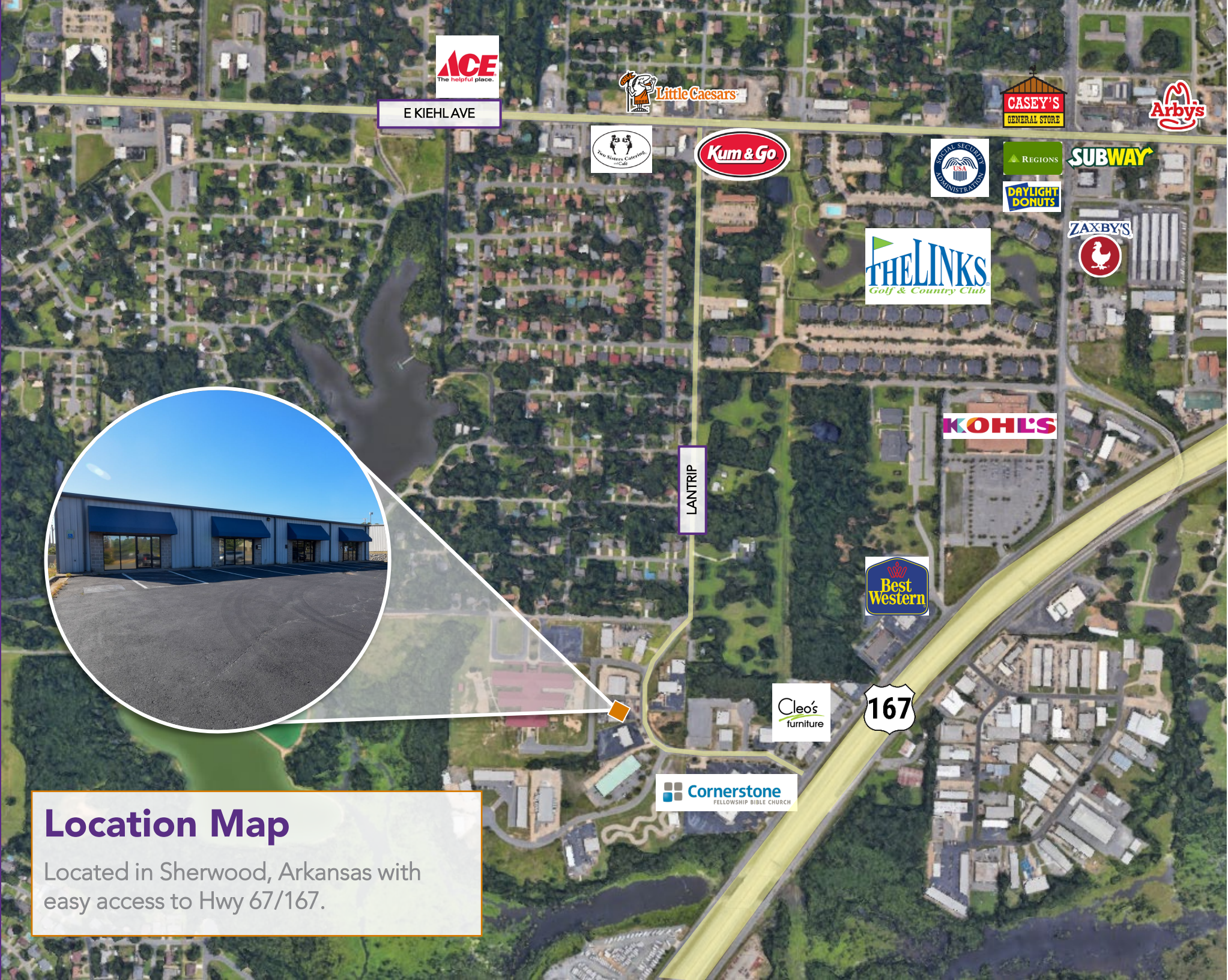
KOHL'S

McDonald's

Casey's

POPEYES

Wendy's



E KIEHLAVE



LANTRIP



167



Location Map

Located in Sherwood, Arkansas with easy access to Hwy 67/167.

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	42,313	84,314	200,765
HOUSEHOLDS	17,481	34,863	85,121
AVERAGE AGE	40.6	39.5	39.2
AVERAGE HH INCOME	\$85,410	\$76,625	\$72,707
BUSINESSES	1,447	2,356	7,491
EMPLOYEES	24,586	40,213	166,847

Demographics

Based On 10 Mile Radius Around The Property

200,765

Population

85,121

2021 Households



39.2

Average Age (2021)

\$72,707

Average Household Income

7,491

Businesses (2021)



Moses Tucker

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DISCLAIMER

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