

FOR SALE OR LEASE

# 6520 Baseline Road

Little Rock, AR

## For Sale or Lease: Office Building

### Features

- Building size: 5,000 SF
- Lot size: 0.41 acres
- **Reduced lease rate: \$9.00/SF**
- **Reduced sale price: \$350,000**
- Approximately 12,000 vehicles per day on Baseline Road
- Quick and easy access to I-30
- Located at a lighted intersection
- Zoned: O-3, Office
- Landlord responsible for taxes, insurance, roof, and structure
- Tenant responsible for base rent, utilities, and interior maintenance

**Lease Rate:****\$9.00**

Per SF

**Asking Price:****\$350K**

### CONTACT US

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## Neighborhood Map



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## 2025 Demographics

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Estimated Population     | 11,230   | 39,469   | 90,529   |
| Total Households         | 4,294    | 14,825   | 35,446   |
| Average Household Income | \$56,958 | \$57,689 | \$65,490 |

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## Property Photos



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