



# FOR SALE OR LEASE



**FLEXIBLE USE COMMERCIAL OPPORTUNITY**  
**1.67 ACRES ± WITH SHOP, STORAGE & RESIDENTIAL STRUCTURE**

**📍 8623 COLONEL GLENN RD, LITTLE ROCK, AR**

*Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.*

**REED GIBBONS, SVP**  
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# OFFERING SUMMARY

Positioned along Colonel Glenn Road in Little Rock, this 6,880 SF ± multi-building commercial property sits on 1.67 acres ± and offers a highly flexible layout suited for a variety of uses. The site features a combination of warehouse/shop space, office or residential structure, and ample outdoor yard area—ideal for contractors, service-based businesses, or users needing storage and workspace.

Zoned C-3, the property allows for a wide range of commercial uses including retail, office, and light industrial applications. Its location along a well-traveled corridor provides strong accessibility, while the overall site layout supports both day-to-day operations and future adaptability.

> SALE PRICE	\$425,000.00	> LOT SIZE	1.67 ACRES ±
> LEASE PRICE	3,000.00 (MONTHLY)	> BUILDING SIZE	6,880 SF ± (3 BUILDINGS)
> PRICE/SF	\$61.77/SF		

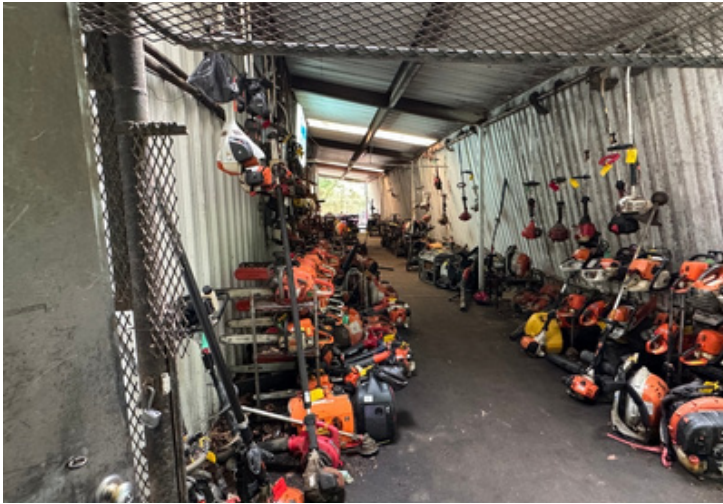


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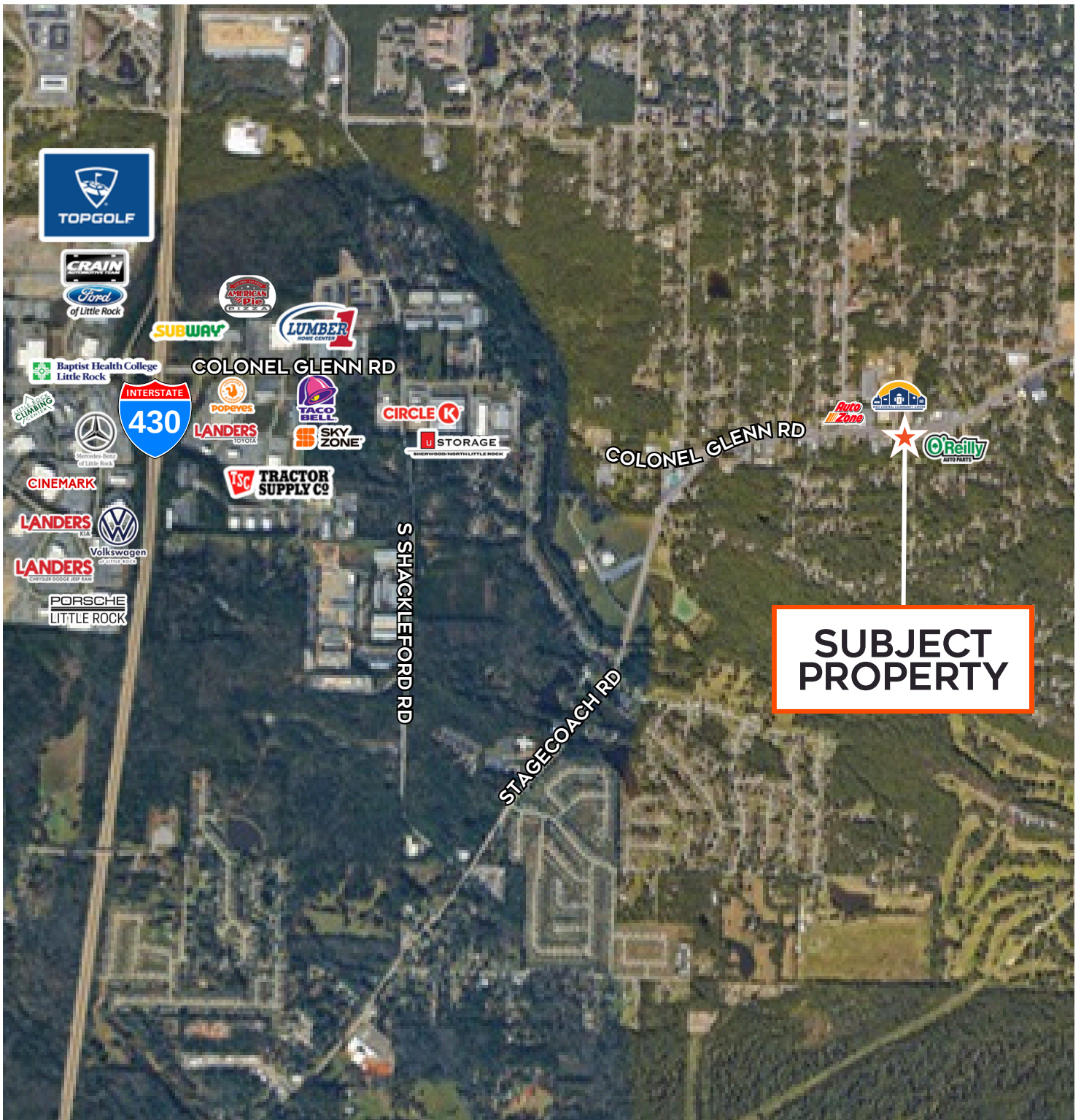
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