

FULLY OPERATIONAL GAS STATION FOR SALE

8701 Maumelle Blvd | North Little Rock, AR 72113

**NEW
PRICE
\$1,900,000**



KINDLEY WASSON

AGENT

📞 501.375.3200 | 📠 501.244.7554

kwasson@kelleycp.com

NICK KELLEY

EXECUTIVE VICE PRESIDENT | PARTNER

📞 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

FULLY OPERATIONAL GAS STATION FOR SALE

8701 Maumelle Blvd | North Little Rock, AR 72113

AVAILABLE

±3,536 SF Freestanding Building on ±1.36 Acres

PRICE

\$1,900,000

COMMENTS

- Fully functional Mobil-branded gas station with existing infrastructure in place
- Excellent visibility and frontage along Maumelle Blvd, offering strong daily exposure and easy access
- Positioned in an established trade area with a solid mix of retail, rooftops, and nearby neighborhood traffic
- Flexible opportunity for an owner-user or investor in a growing Maumelle corridor
- Financials available upon request

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	194	25,760	103,487	303,321
AVERAGE HH INCOME	\$85,973	\$111,376	\$114,865	\$103,579
TOTAL HH	88	12,229	47,622	133,433

TRAFFIC COUNTS

Maumelle Blvd: 44,550 VPD

I-430: 87,800 VPD

Crystal Hill Rd: 9,000 VPD



KINDLEY WASSON

AGENT

📞 501.375.3200 | 📠 501.244.7554

kwasson@kelleycp.com

NICK KELLEY

EXECUTIVE VICE PRESIDENT | PARTNER

📞 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com



KELLEY COMMERCIAL
PARTNERS

FULLY OPERATIONAL GAS STATION FOR SALE

8701 Maumelle Blvd | North Little Rock, AR 72113



KINDLEY WASSON
AGENT
☎ 501.375.3200 | 📠 501.244.7554
kwasson@kelleycp.com

NICK KELLEY
EXECUTIVE VICE PRESIDENT | PARTNER
☎ 501.375.3200 | 📠 501.244.7541
nkelley@kelleycp.com



ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



KINDLEY WASSON
AGENT



NICK KELLEY
EXECUTIVE VICE PRESIDENT | PARTNER

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



kelleycp.com | [in](#) [f](#) [@](#)

CHAINLINKS
RETAIL ADVISORS