



FOR SALE

MOTEL 6 STUDIO 6 LITTLE ROCK, AR - WEST

10524 W Markham St, Little Rock, AR 72205

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,750,000
Building Size:	47,016 SF
Lot Size:	1.8 Acres
Number of Rooms:	138
Price / Room:	\$52,536
Cap Rate:	12.01%
NOI:	\$810,794
Year Built:	1984
Renovated:	2023
Zoning:	Commercial
Market:	Little Rock

PROPERTY OVERVIEW

Welcome to an exceptional opportunity in Little Rock, Arkansas! Presenting the dual-brand Studio 6 & Motel 6, this property boasts 138 spacious rooms across 3 floors, offering utmost convenience with exterior corridors and essential amenities. 103 of the rooms are Motel 6 rooms and 35 rooms are Studio 6 rooms. Guests can jump into relaxation at the outdoor pool, utilize the laundry facility, or grab a quick snack from vending machines. In-room amenities include cable, free WiFi, a microwave, and a mini fridge, all in a pet-friendly environment. Conveniently situated off the bustling I-430, just 3.6 miles from the captivating Little Rock Zoo and 11.2 miles from the Bill and Hillary Clinton National Airport.

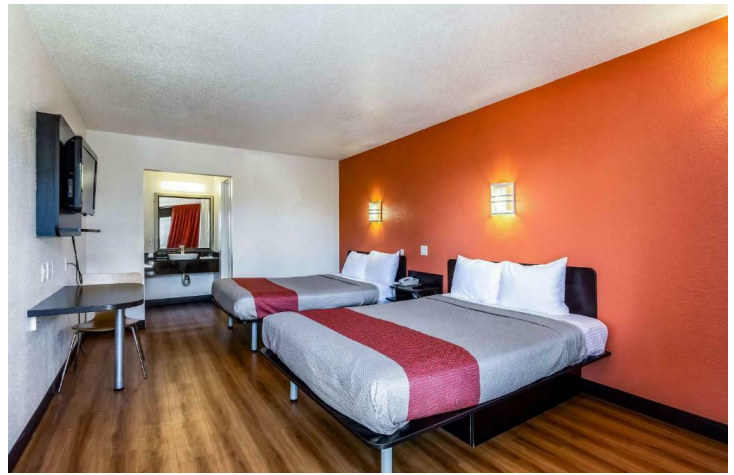
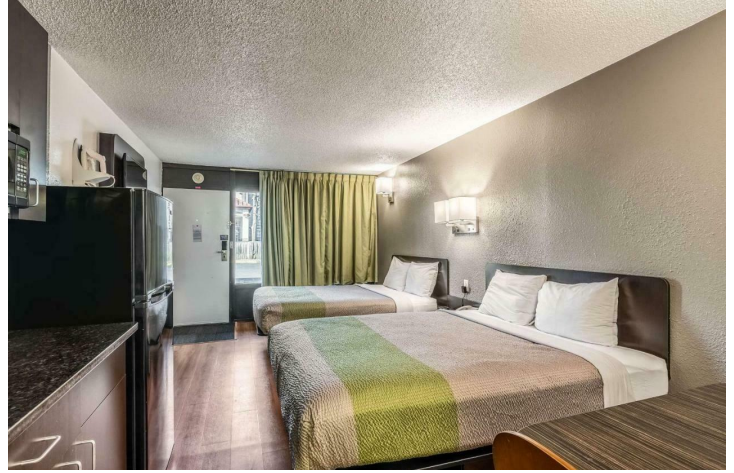
PROPERTY HIGHLIGHTS

- Dual brand Studio 6 & Motel 6 in Little Rock, Arkansas
- Motel 6 - 103 rooms
- Studio 6 - 35 rooms
- 138 spacious rooms spread across 3 floors
- Exterior corridors for convenient access
- Outdoor pool for relaxation



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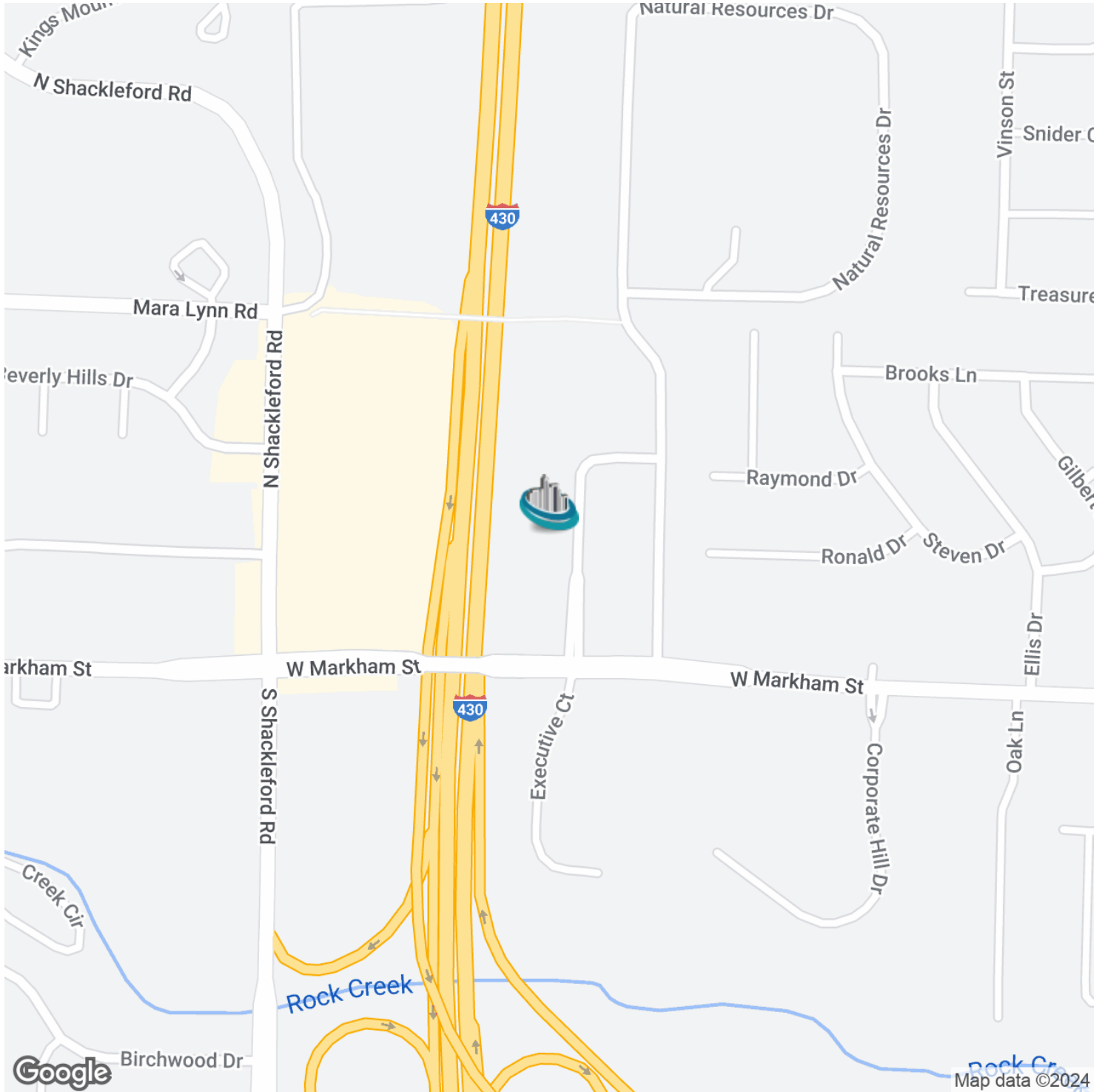
Additional Photos





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Location Map

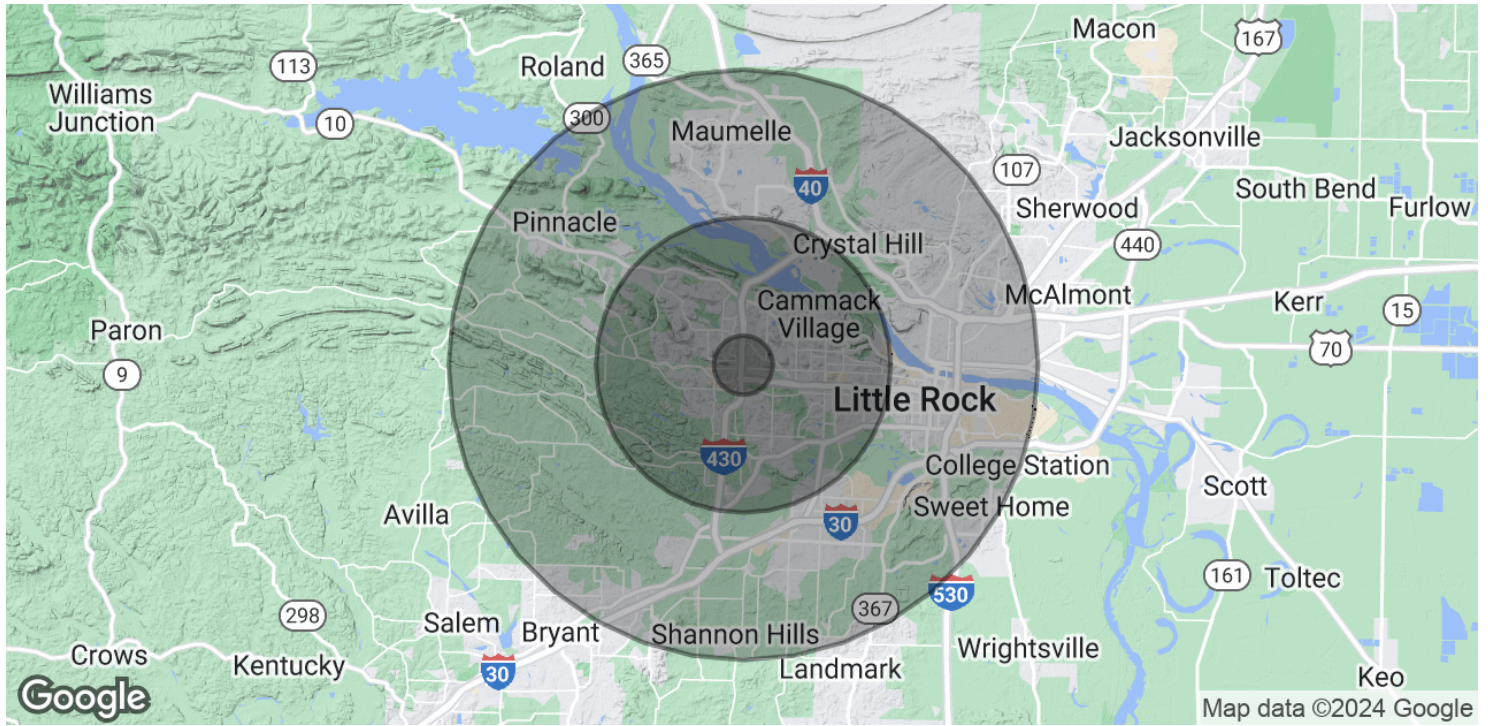




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,252	134,628	298,454
Average Age	35.6	37.8	37.5
Average Age (Male)	36.7	36.1	35.7
Average Age (Female)	37.7	39.2	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,513	65,760	143,701
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$56,368	\$81,210	\$72,258
Average House Value	\$133,127	\$213,505	\$185,615

2020 American Community Survey (ACS)