

## 4.85 Acres For Sale Just East of I-430

10120, 10210, 10200 Colonel Glenn Road in Little Rock, AR 72204

### Property Highlights

- **FOR SALE: \$1,300,000**
- 4.85 Acres Total
- 9,120 SF warehouse on property
- Zoned I-2
- Industrial development opportunity with existing warehouse
- Approximately one half mile east of I-430 on Colonel Glenn Rd
- Property features two additional structures that can generate rental income or be repurposed/demolished for future development

### Traffic Counts

Colonel Glenn Rd: 17,000 VPD (ARDOT '24)  
Interstate 430: 94,000 VPD (ARDOT '24)

### Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	3,702	40,415	141,013
2030 Proj. Population	3,817	40,607	140,340
Daytime Population	4,466	53,342	184,483
Average HH Income	\$73,529	\$82,736	\$89,833



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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.





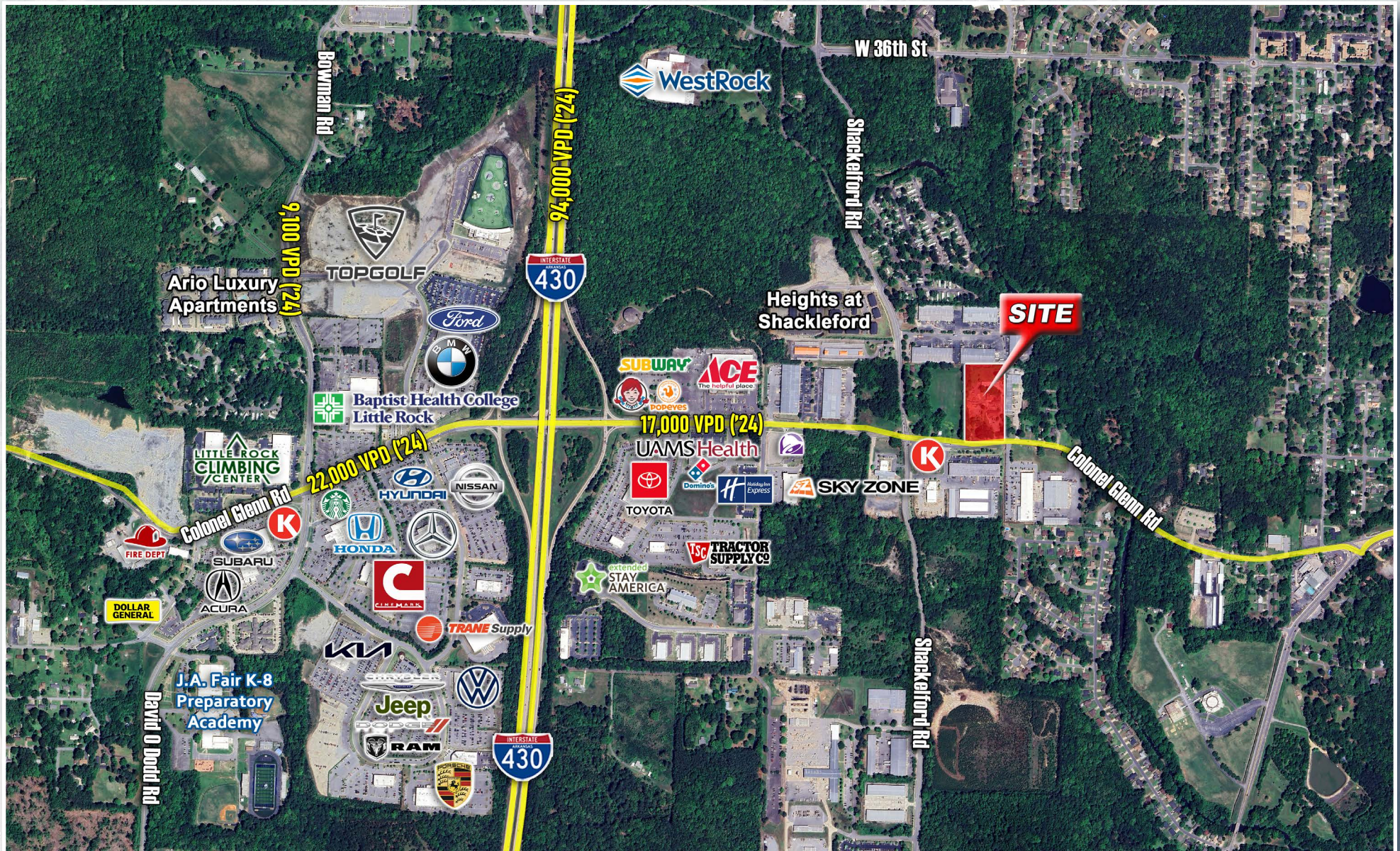
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