



**Lease Rate:**

**\$4.50-\$5.25  
PSF, NNN**

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**FOR LEASE**

**1305-1317 N. Hills Blvd.**

North Little Rock, AR

**I-40 Industrial Space  
Crossroads Business Park**

**Features**

- Lease rate: \$4.50/SF - \$5.25/SF, NNN
- Dock-high doors and grade-level doors
- Newly renovated office
- Sprinkler system
- 20' clear height
- Quick access to Interstate 40

**Available**

|                      |                       |   |
|----------------------|-----------------------|---|
| <b>Suite 103</b>     | 4,356 SF @ \$5.25/SF  | 1 Dock High Door<br>1 Ground Level Door |
| <b>Suite 201</b>     | 4,356 SF @ \$5.25/SF  | 1 Dock High Door<br>1 Ground Level Door |
| <b>Suite 203</b>     | 4,356 SF @ \$5.25/SF  | 1 Dock High Door<br>1 Ground Level Door |
| <b>Suite 206</b>     | 4,356 SF @ \$5.25/SF  | 1 Dock High Door<br>1 Ground Level Door |
| <b>Suite 114-118</b> | 21,780 SF @ \$4.50/SF | 3 Dock High Door<br>5 Ground Level Door |

FOR LEASE

# Neighborhood Map



## Area Demographics

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### Estimated Population (2025)

| 1 Mile | 3 Mile | 5 Mile  |
|--------|--------|---------|
| 3,766  | 52,898 | 113,636 |



### Estimated Households (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 1,843  | 24,899 | 51,644 |



### Est. Avg Household Income (2025)

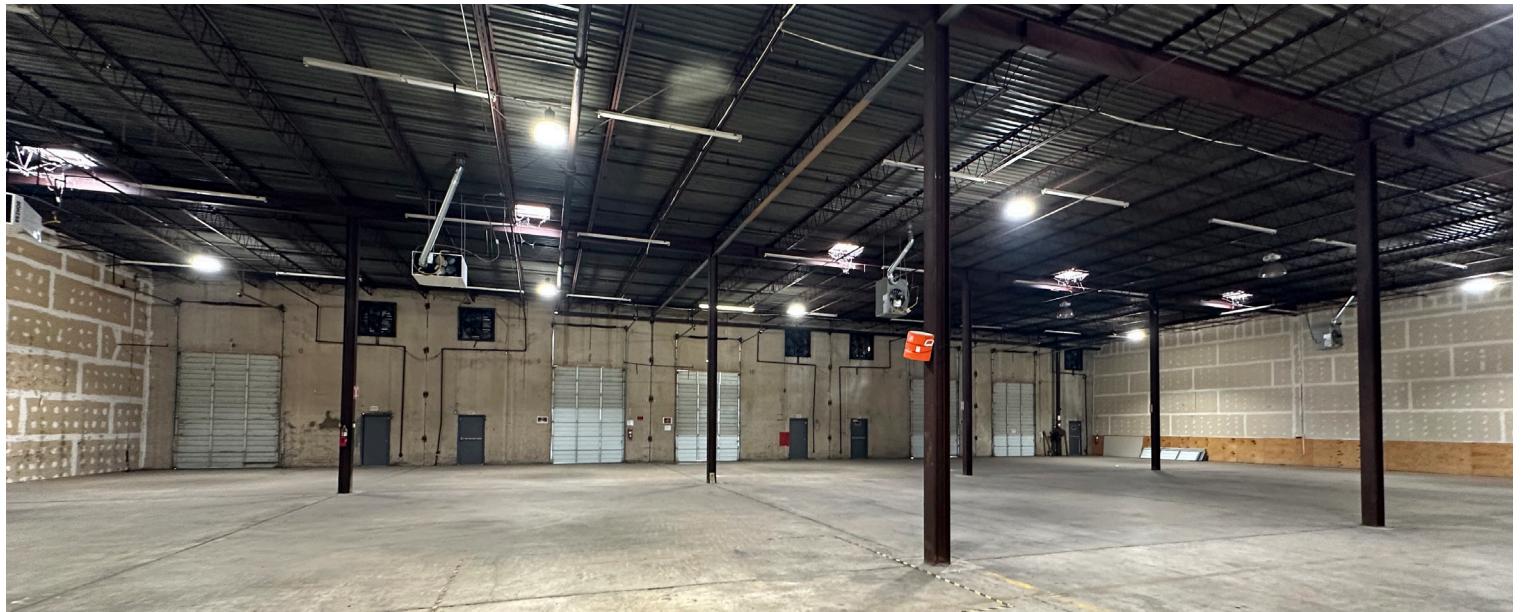
| 1 Mile   | 3 Mile   | 5 Mile   |
|----------|----------|----------|
| \$57,028 | \$75,799 | \$88,855 |

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## Property Photos



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