

# FULLY OPERATIONAL GAS STATION FOR SALE

8701 Maumelle Blvd | North Little Rock, AR 72113



**KINDLEY WASSON**

AGENT

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**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

±3,536 SF Freestanding Building on ±1.36 Acres

## PRICE

\$2,100,000

## 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

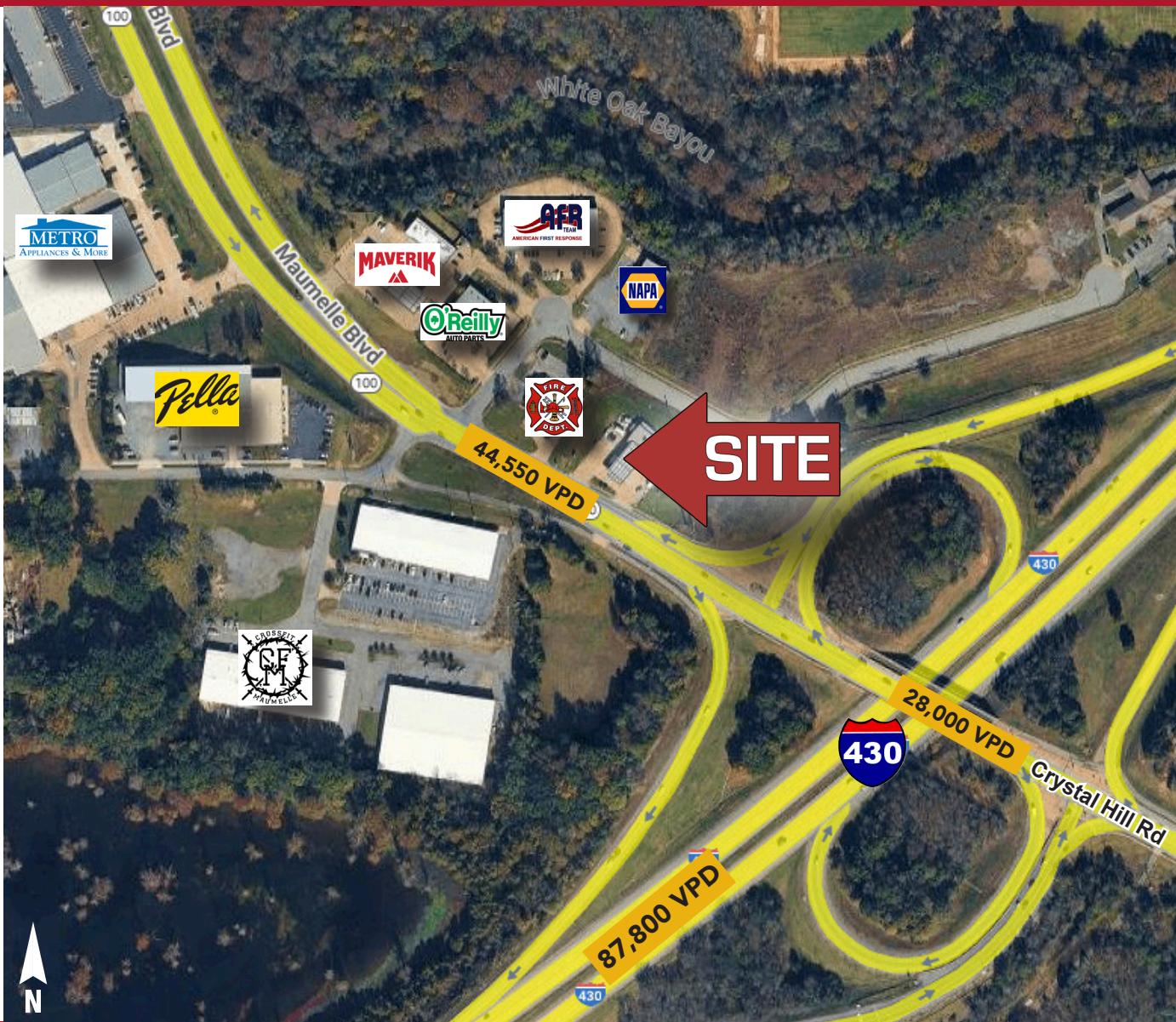
	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	194	25,760	103,487	303,321
AVERAGE HH INCOME	\$85,973	\$111,376	\$114,865	\$103,579
TOTAL HH	88	12,229	47,622	133,433

## TRAFFIC COUNTS

Maumelle Blvd: 44,550 VPD

I-430: 87,800 VPD

Crystal Hill RD: 9,000 VPD



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## 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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
RETAIL ADVISORS