



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

WAREHOUSE/OFFICE PROPERTY FOR SALE

7508 MacArthur Dr, North Little Rock, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Sale
Reduced Price	\$1,600,000 \$1,300,000
Address	7508 MacArthur Drive
City/State	North Little Rock, AR 72118
Property Type	Warehouse/Office
Building Size	±19,326 SF
Year Built	1970
Lot Size	±5.1 Acres
Traffic Counts	<ul style="list-style-type: none"> ○ Hwy 365 – 6,800 VPD ○ Crystal Hill Rd – 2,900 VPD

PROPERTY HIGHLIGHTS

- Fully occupied warehouse and office building with fenced yard
- Net leased office/warehouse: tenant covers property insurance and all interior and exterior maintenance, while the landlord only pays property taxes
- Approximately 7,847 SF of office space and 11,479 SF of warehouse space
- 7 roll up drive-thru doors
- Fuel station on site







North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

North Little Rock is currently experiencing immense investment and development. The forthcoming Maly Entertainment Center is less than 3.0 miles from the property and is expected to finish construction by early 2025. The project's first phase is expected to cost around \$30 million and will feature attractions like a high-tech golf driving range, hyper bowling lanes, laser tag, and an arcade. There will also be adult amenities such as a beer garden and multiple bars. This entertainment hub is part of a broader development plan, including future restaurants, hotels, and apartments on the surrounding acreage. The project is expected to generate about 200 jobs and contribute significantly to the local economy.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	19,822	96,978	306,718
Households	8,566	45,423	134,398
Average Age	38.7	40.7	40.3
Average Household Income	\$68,131	\$98,612	\$96,922
Businesses	501	4,134	12,733

**Demographic details based on property location*

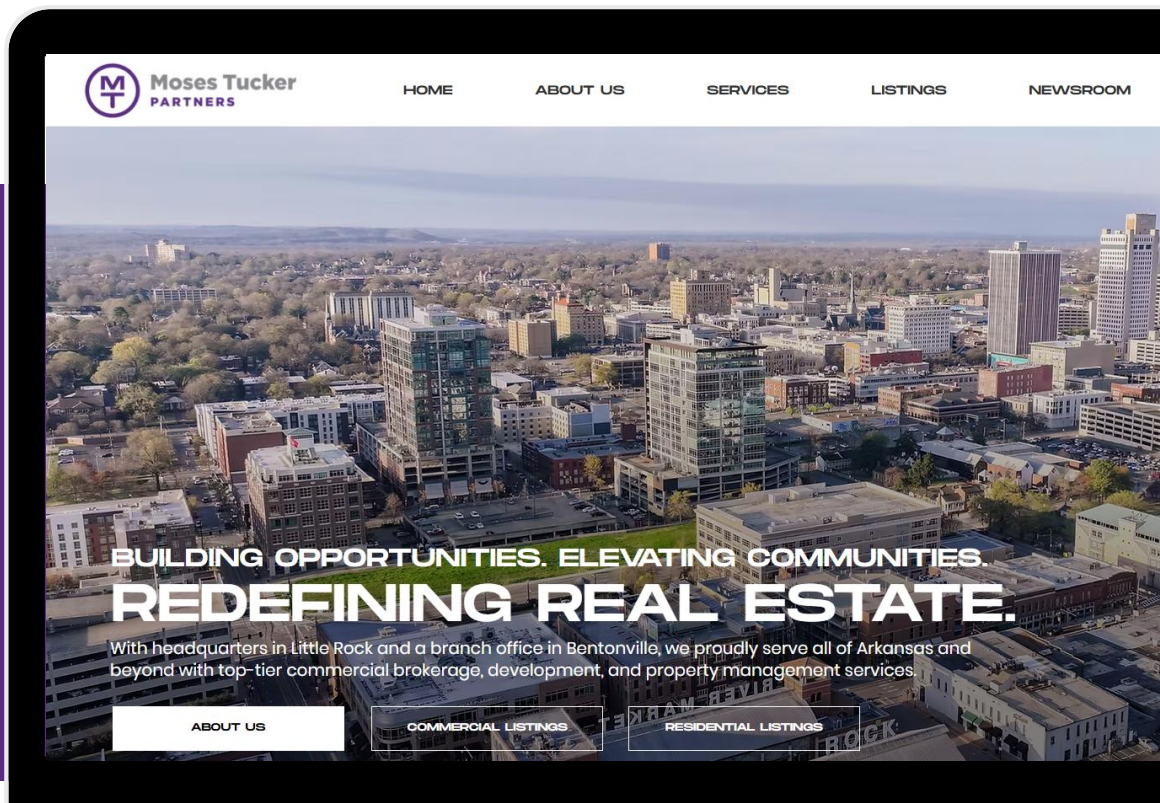
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Clint Bailey
Brokerage Associate
cbailey@mosestucker.com

Adam Jenkins
Brokerage Associate
ajenkins@mosestucker.com

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