

For Sale

RETAIL/OFFICE AND WAREHOUSE

3321 Pike Ave, North Little Rock, AR



Moses Tucker
PARTNERS

501.376.6555 | mosestucker.com



16,000 VPD
Camp Robinson Rd

SITE

PIKE AVE



104,000 VPD

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Offering Summary

SALE PRICE:	\$385,000
RETAIL/OFFICE:	±4,000 SF
WAREHOUSE:	±3,230 SF
TOTAL SIZE:	±7,230 SF
LOT SIZE:	±0.34 Acres
TRAFFIC COUNTS:	20,000 VPD Pike Ave/Percy Machin 16,000 VPD Camp Robinson

Property Highlights

- Building situated on a primary corridor and intersection of Pike Avenue and Camp Robinson in North Little Rock, within close proximity to I-40 and Pershing Blvd
- Located in the historic downtown district of Levy
- City of North Little Rock plans for new streetscaping along Pike Ave, including new curb and guttering system
- Retail/Office and Warehouse building provides flexibility of uses
- Lot on the corner of Pike Ave for parking included
- Surrounding businesses include US Pizza, Crow Burlingame, Sonic, Bank OZK, US Bank and Edwards Grocery



Property Pictures

Retail/Office and Warehouse



Market Map

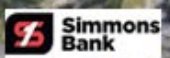
Building situated on a primary corridor and intersection of Pike Avenue and Camp Robinson in North Little Rock, within close proximity to I-40 and Pershing Blvd.



Waffle House



McCain Blvd



13,581 VPD



Market Overview

The Little Rock-North Little Rock-Conway Metropolitan Statistical Area, is the most populous metro in the US State of Arkansas. With an estimated 2020 population of over 748,031, it is the most populated area in Arkansas. Often considered "Where America Comes Together," as 40% of the nation's population and buying power is within a 550-mile radius of the city. The nation's most heavily traveled Interstate, I-40, also runs through Little Rock. Little Rock is the state's capital, and the city is also home to two Fortune 500 companies, Arkansas Children's Hospital, and University of Arkansas for Medical Sciences (UAMS). The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 "Best Places for Business and Careers."



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	52,919	127,203	311,981
HOUSEHOLDS	23,816	56,267	132,178
AVERAGE AGE	39.3	39.7	38.8
AVERAGE HH INCOME	\$76,430	\$75,163	\$77,922
BUSINESSES	2,533	5,893	12,003
EMPLOYEES	53,491	133,379	250,422

Demographics

Based On 10 Mile Radius Around The Property



311,981

Population

132,178

2021 Households

38.8

Average Age (2021)

\$77,922

Average Household Income

12,003

Businesses (2021)



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave

Suite 501

Little Rock, AR 72201

501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 690

Bentonville, AR 72712

479.271.6118

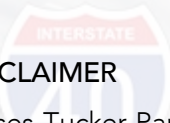
FOR MORE INFORMATION CONTACT:

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DISCLAIMER

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Commercial Real Estate

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