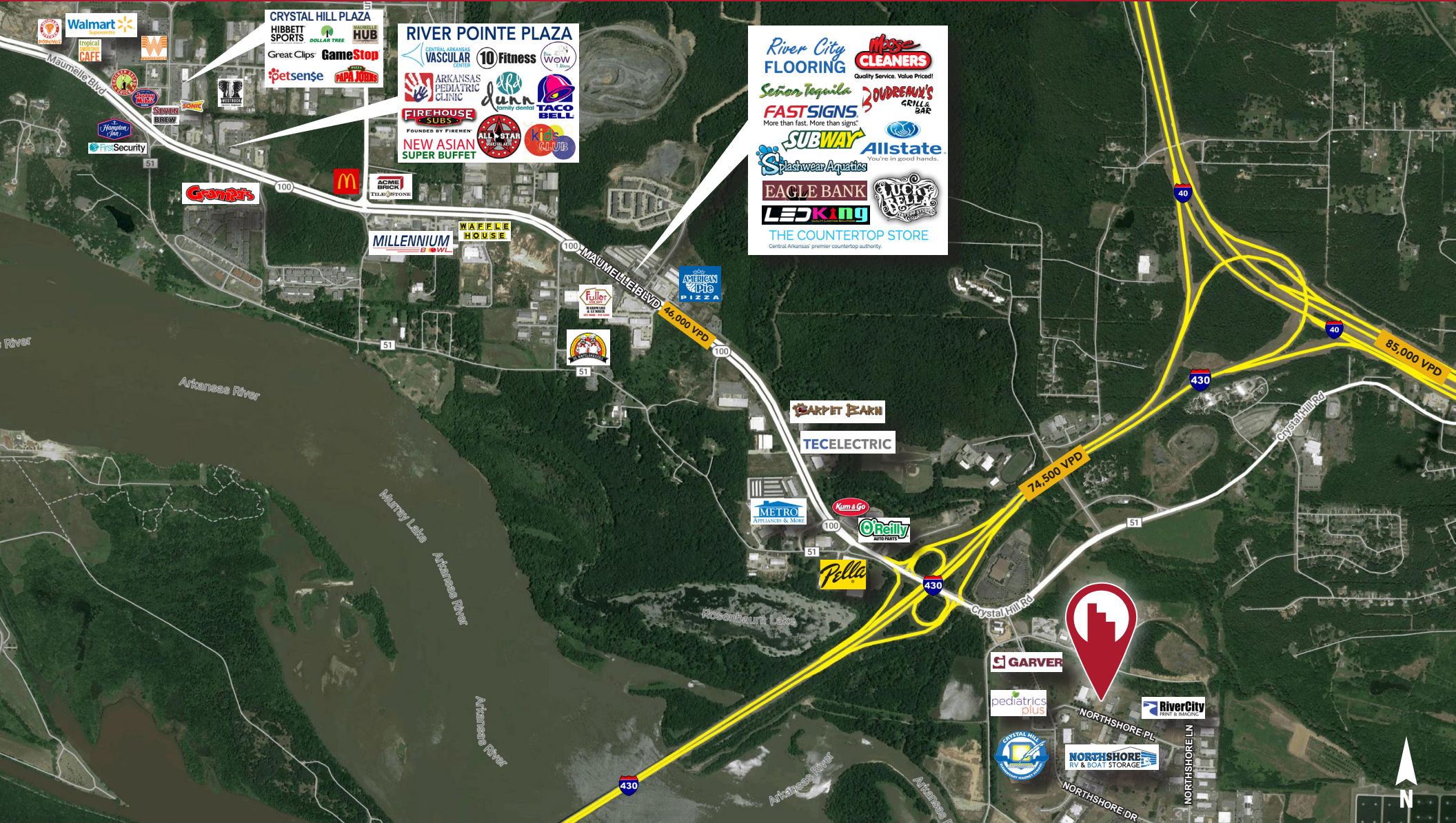


COMMERCIAL LOT FOR SALE IN NORTHSHORE BUSINESS PARK

±1.205 Acres Northshore Place | North Little Rock, AR 72118



NICK KELLEY
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±1.205 Acres Northshore Place | North Little Rock, AR 72118

AVAILABLE

±1.205 AC Raw Land for Sale

PRICE

\$4.50/SF

COMMENTS

- Lot dimensions: 150' x 350'
- Commercial lot for sale in one of Central Arkansas's premier business parks, home to established businesses, medical offices and clinics, and strong investment momentum
- Located just off Crystal Hill Road with convenient access to I-430, I-40, and the city of Maumelle
- Well-suited for owner-users seeking office, medical office, or flex development

DEMOGRAPHICS

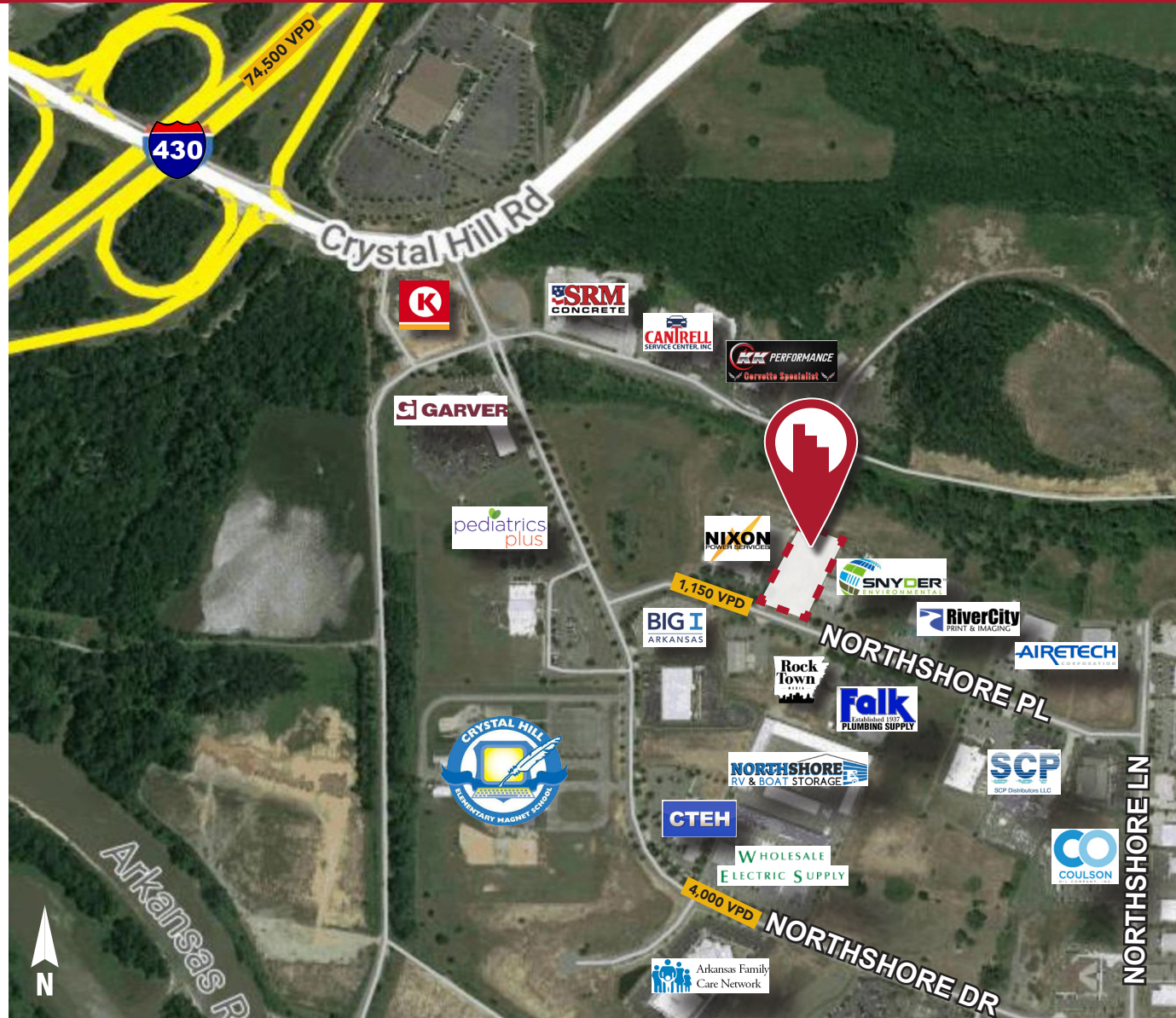
| | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION | 631 | 24,989 | 115,322 | 315,814 |
| AVERAGE HH INCOME | \$106,622 | \$124,266 | \$104,722 | \$102,434 |
| TOTAL HH | 255 | 11,952 | 53,208 | 138,259 |

TRAFFIC COUNTS

I-430: 74,500 VPD

Northshore Pl: 1,150 VPD

Northshore Dr: 4,000 VPD



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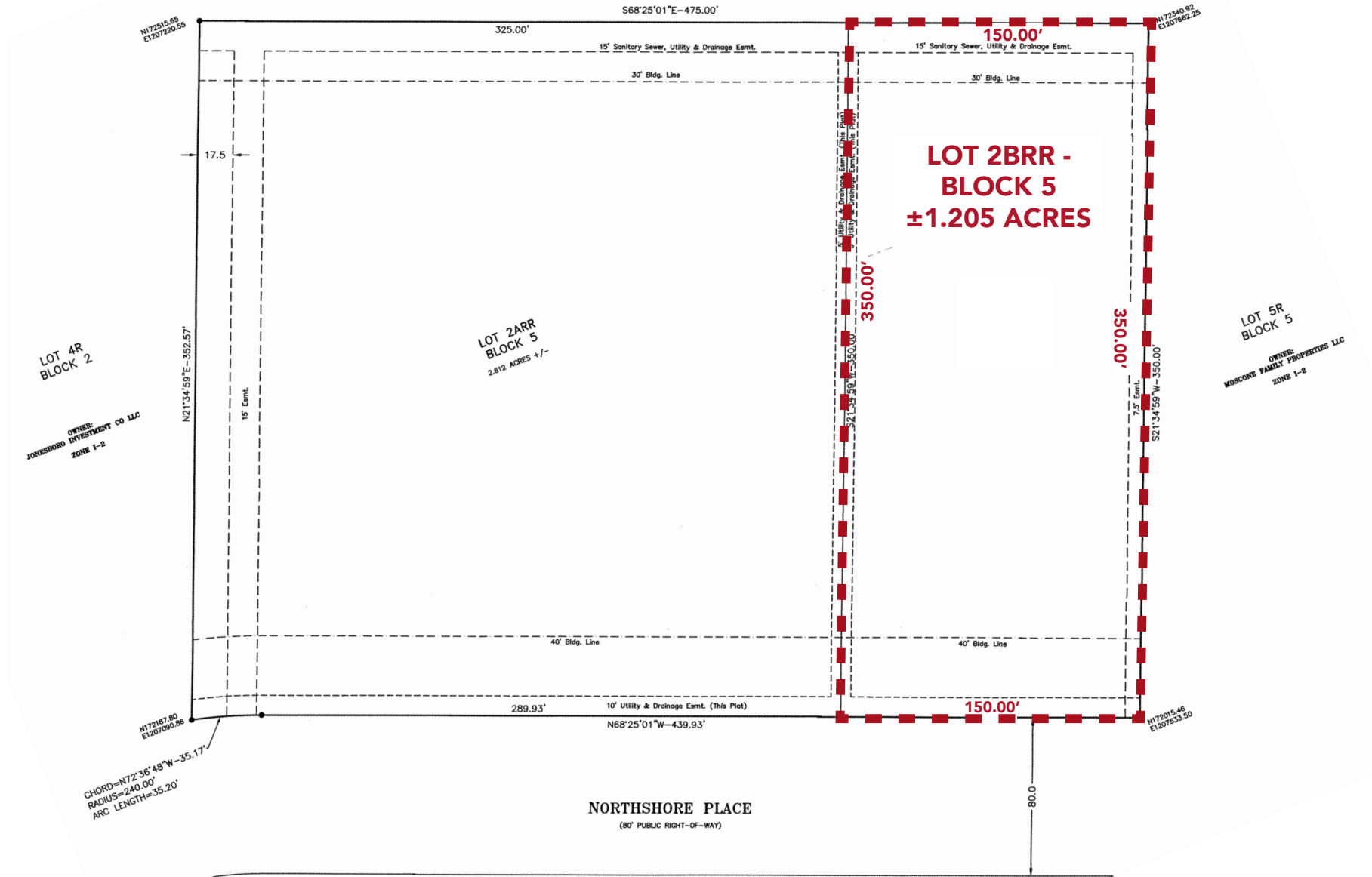
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KELLEY COMMERCIAL PARTNERS

COMMERCIAL LOT FOR SALE IN NORTSHORE BUSINESS PARK

±1.205 Acres Northshore Place | North Little Rock, AR 72118



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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.



NICK KELLEY
EXECUTIVE VICE PRESIDENT | PARTNER



HANK KELLEY
CEO | EXECUTIVE BROKER | PARTNER

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BROKERAGE

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DEVELOPMENT MANAGEMENT

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