



For Lease

RETAIL BUILDING

3109 John F Kennedy Blvd
North Little Rock, AR



Moses Tucker
PARTNERS

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Offering Summary

LEASE RATE	\$1,750 per month
LEASE TYPE:	Modified Gross; Tenant pays utilities
AVAILABLE SPACE:	±1,712 SF
STORIES:	2
LOT SIZE:	±0.18 Acres
YEAR BUILT:	1930
ZONING:	CPH; Commercial Park Hill

Property Highlights

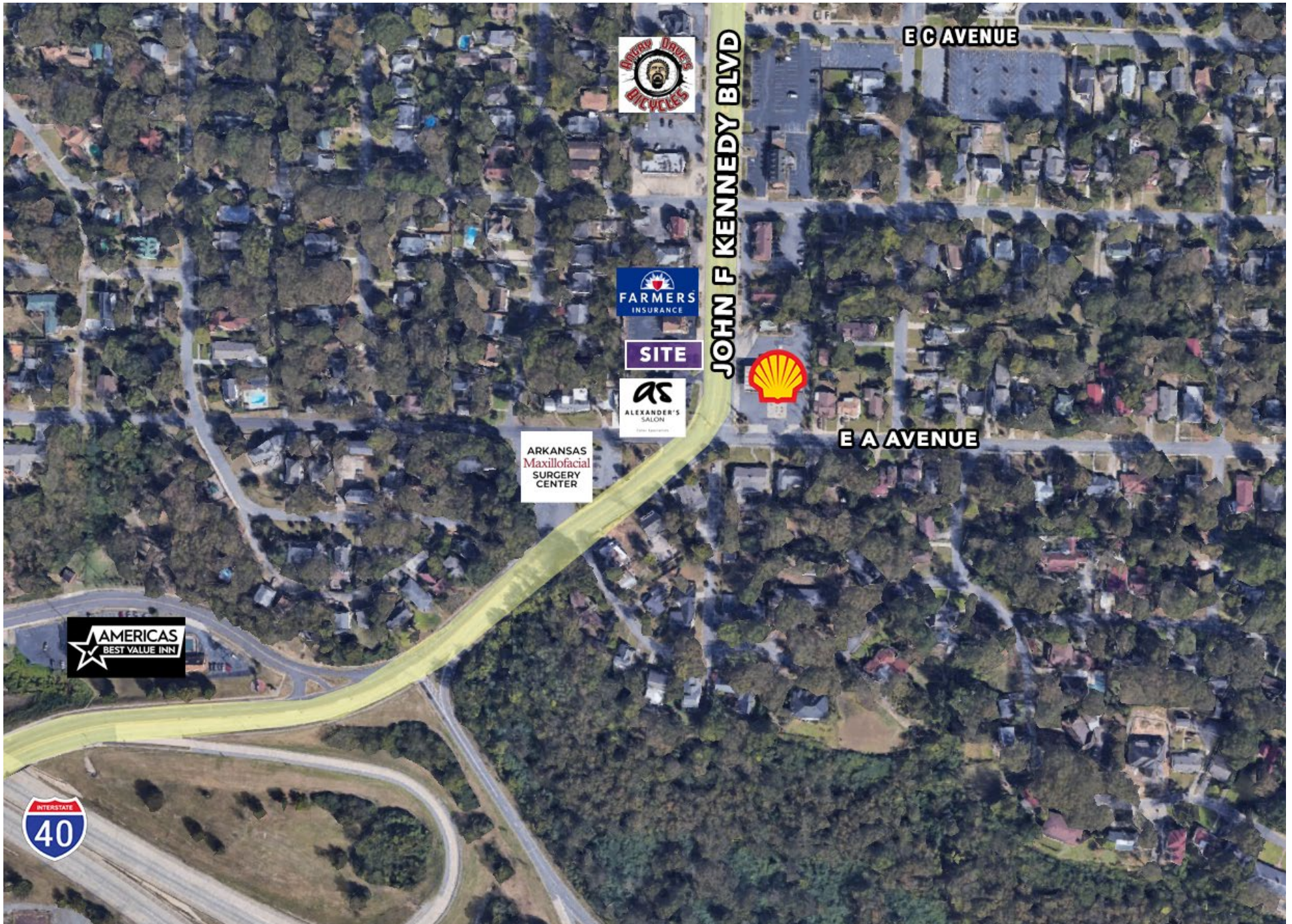
- Approximately 1,712 SF of space located on John F Kennedy Blvd in North Little Rock
- Best suited for office/retail
- Recent legislation now allows for alcohol sales in Park Hill



Market Map



Aerial Map



Park Hill Historic District

The Park Hill Historic District is historically significant to the city of North Little Rock, Arkansas, as that city's first planned suburban development. Development of Park Hill is attributed to the inspiration of local businessman Justin Matthews, whose contributions to the city were instrumental to the growth of North Little Rock and the Greater Little Rock area. The district was listed on the National Register of Historic Places in 2000.

The Park Hill District consists of mostly residential with 568 houses, buildings, and structures; 19 of which are commercial. The historic district consists of historic architecture, lots of sidewalks, mature trees, and a central thoroughfare lined with locally owned shops.

In 2013 a Jump Start program was announced making plans to construct JFK in a way that would make it safe, more walkable and more inviting to local businesses. The program is currently in its final stage of submission and on pace to have the groundbreaking soon.



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	54,413	120,062	297,022
HOUSEHOLDS	24,065	52,732	126,206
AVERAGE AGE	39.5	39.6	38.8
AVERAGE HH INCOME	\$69,903	\$73,325	\$75,707
BUSINESSES	3,031	5,601	11,803
EMPLOYEES	63,870	127,714	248,620

Demographics

Based On 10 Mile Radius Around The Property

297,022

Population

126,206

2021 Households



38.8

Average Age (2021)

\$75,707

Average Household Income

11,803

Businesses (2021)



Moses Tucker

PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave

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Bentonville

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Commercial Real Estate

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