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# RETAIL/OFFICE BUILDING FOR SALE OR LEASE

## 9222 Old Stagecoach Rd, Little Rock, AR



**CONTACT US TODAY**  
501.376.6555 | mosestucker.com



## Property Understanding

### OVERVIEW

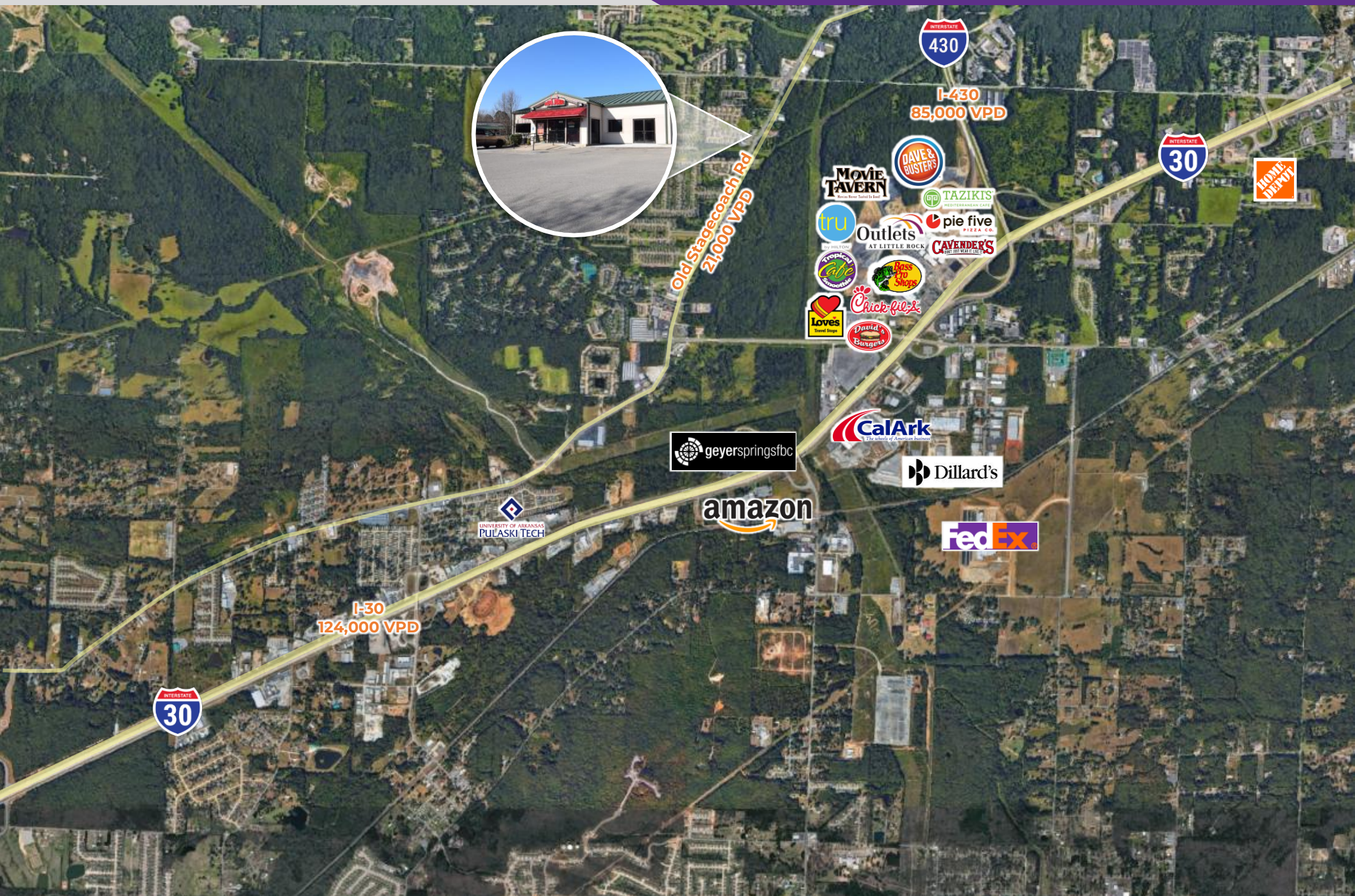
<b>Offering</b>	For Sale or Lease
<b>Price</b>	\$800,000
<b>Lease Rate/Type</b>	\$2,500 per month   NNN
<b>Address</b>	9222 Old Stagecoach Rd
<b>City/State</b>	Little Rock, AR 72210
<b>Property Type</b>	Retail/Office
<b>Available Space</b>	±1,971 SF
<b>Building Size</b>	±3,182 SF
<b>Lot Size</b>	±0.6 Acres
<b>Zoning</b>	POD
<b>Traffic Count</b>	Old Stagecoach Rd – 21,000 VPD

### PROPERTY HIGHLIGHTS

- Leasable space is adjacent to Papa John's
- Property is ideal for light office or retail use
- Located in growing commercial corridor between Old Stagecoach Rd and Otter Creek Dr
- Five-minute drive to I-30 and I-430, offering convenient connectivity to the greater Central Arkansas region
- Close proximity to the Outlets of Little Rock, a major shopping destination within a high-traffic retail corridor









## LOOKING NORTH



TO LITTLE  
ROCK/I-30

Little Rock Fire  
Station 24

Exxon Mobil



DOLLAR GENERAL

La Patrona Asian  
Sushi Buffet

State Farm

Dr. Denver A Hixon  
Chiropractic &  
Acupuncture

V.A Nails

Mi Pueblito

Therapeutic Family  
Services

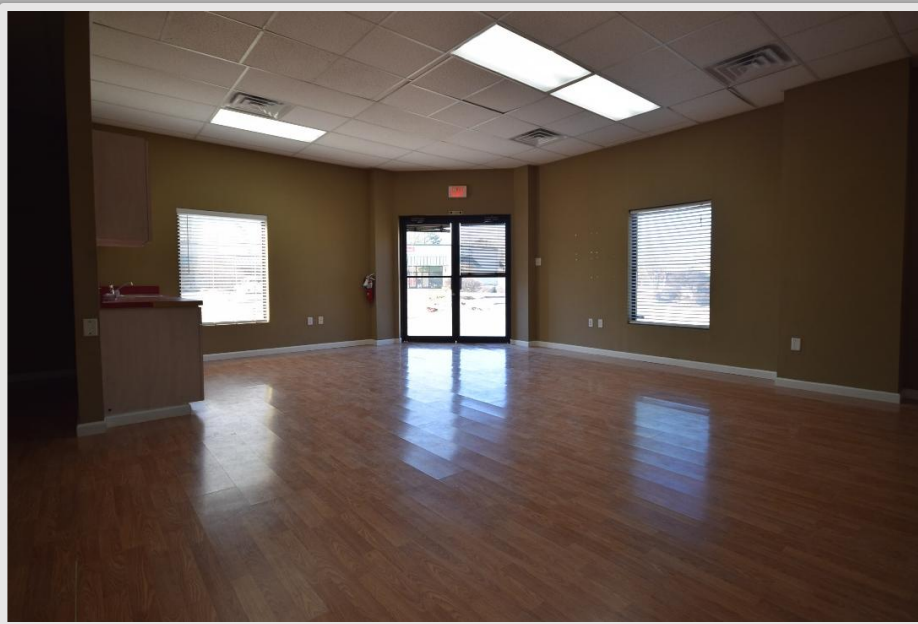
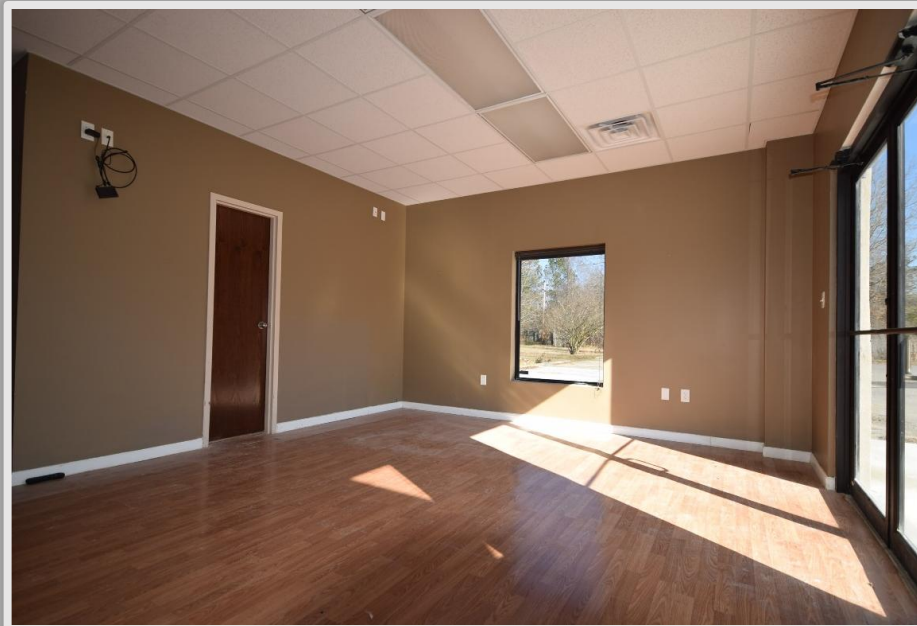
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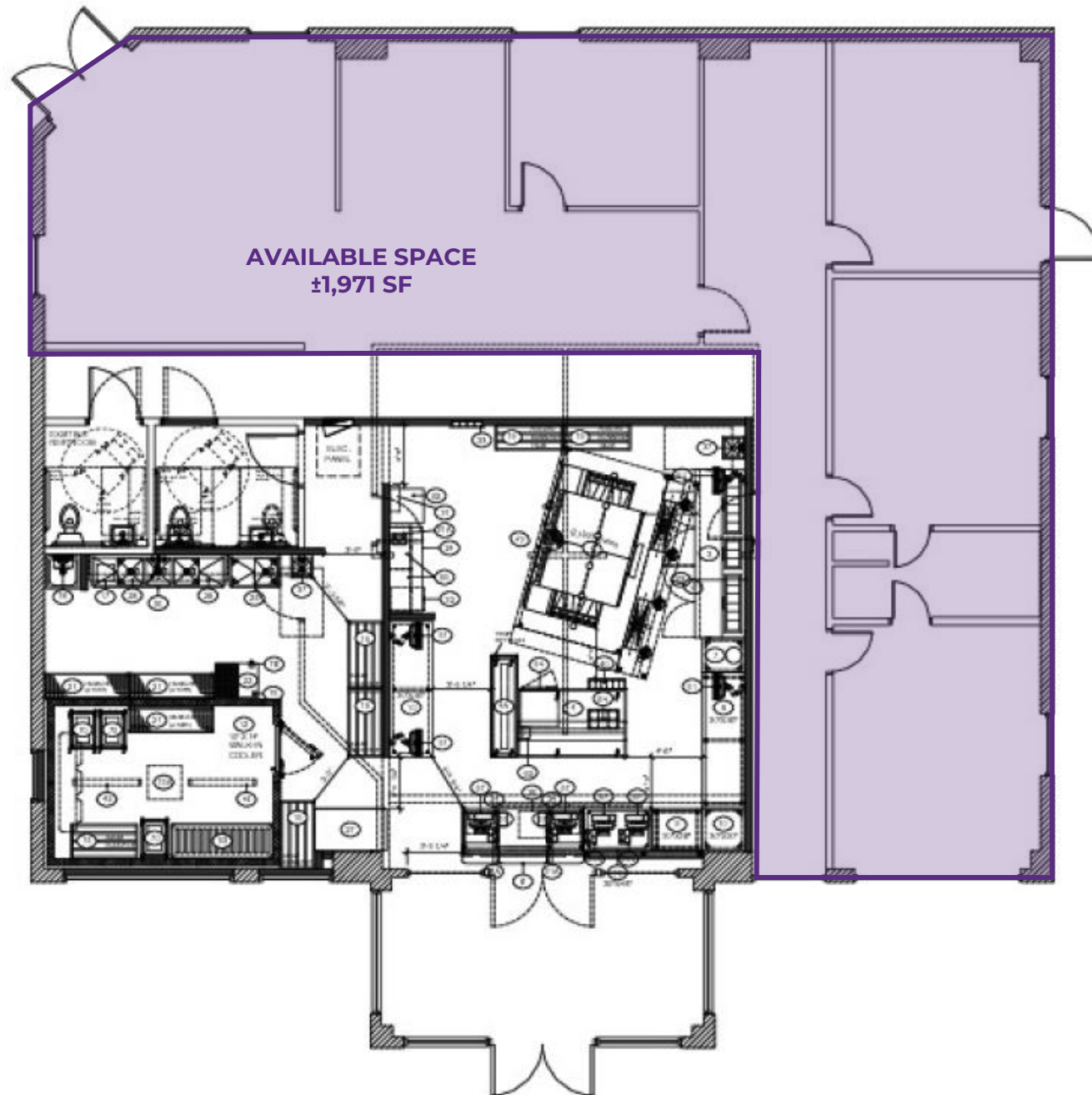


Old Stagecoach Rd  
21,000 VPD

TO BASS  
PRO/OUTLETS &  
I-30 TO BENTON











## Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

Specifically, the Mabelvale/Otter Creek area has seen immense growth in recent years. Notably, the Outlets of Little Rock, a 365,000 SF open-air shopping center, and adjacent attractions, including Dave & Buster’s, Bass Pro Shops, Movie Tavern, and others, drive high retail traffic in the area.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	20,970	82,302	286,126
Households	8,747	32,576	119,787
Average Age	38.1	37.8	39.6
Average Household Income	\$72,863	\$81,719	\$100,221
Businesses	543	1,927	10,399

*\*Demographic details based on property location*



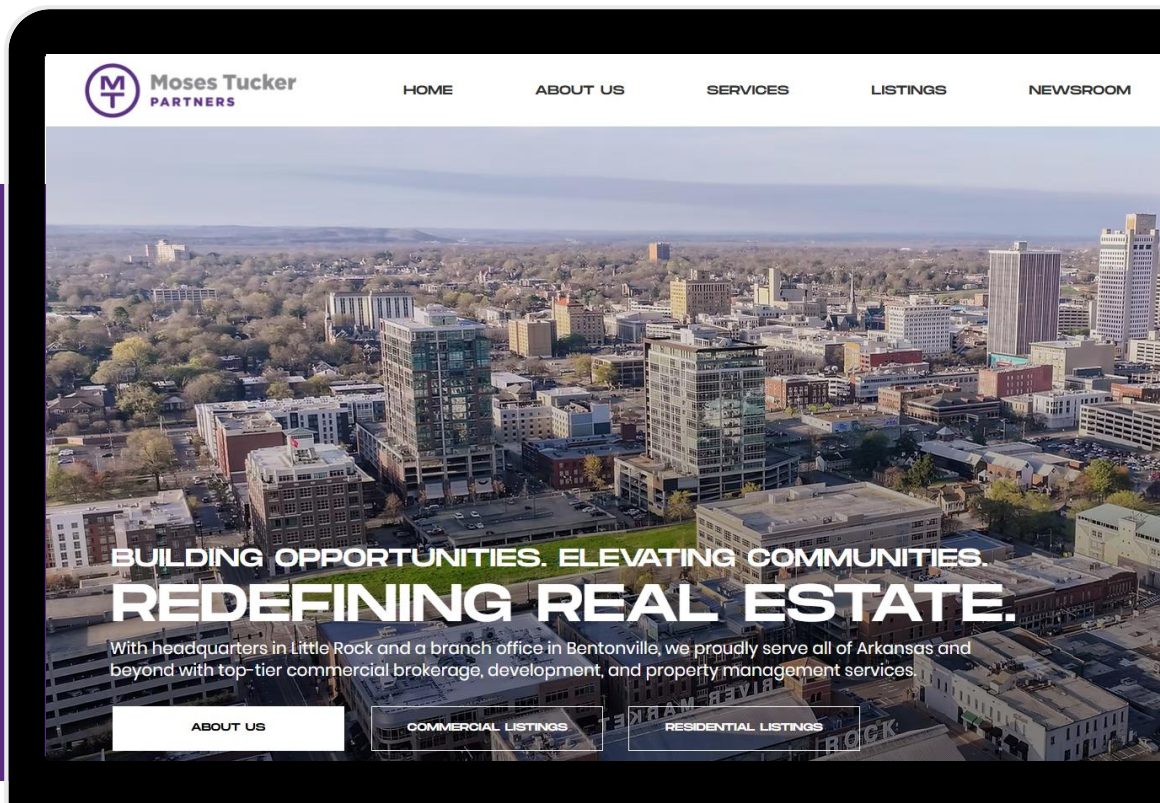
# CONNECT

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