

Property Highlights

- ±2,400 SF Available for Lease
- Historic property close to the newly constructed Pinnacle Mountain State Park Visitor Center and nestled near Nowlin Creek and the Little Maumelle River.
- Located near the base of the West Summit Trail in close proximity to Rattlesnake Ridge and Blue Mountain.
- Additional parking improvements will be negotiable based on the proposal by prospective tenant.
- Pricing: Negotiable (Landlord willing to consider building improvements for the right user.)
- Within Natural State Initiative (NSI) Opportunity Zone; [Click here](#) for more information.
- [Click here](#) for more pictures.

Pinnacle Mountain State Park Highlights:

- Just west of Arkansas's capital city of Little Rock, Pinnacle Mountain stands as the centerpiece of this geographically diverse state park.
- This day-use park offers a variety of outdoor adventures on the Big and Little Maumelle Rivers, in the Arkansas Arboretum, and along over 22 miles of trails, home to one of the Monument Trails, named one of the best mountain bike trails in the country by Outside Magazine.
- Approximately 600,000 visitors enjoy hiking, biking, and boating annually.



The two-story, Colonial Revival building, known as the Butterfield House, is a four-pen dog trot built in the mid 1800's. In 1926, Maximillian Mayer was commissioned to transform the residence from the earlier two-story, log structure to the current Colonial Revival residence. As part of the renovation, Mayer incorporated the pens of the dogtrot, utilizing them as the frame of the structure. The house was also the home to John Gould Fletcher, a Pulitzer Prize winning poet.

John Hathaway | 501.529.4972 | JCHathaway@HathawayGroup.com

David Hathaway | 501.529.4868 | David@HathawayGroup.com



Hathaway Group

Commercial
Real Estate

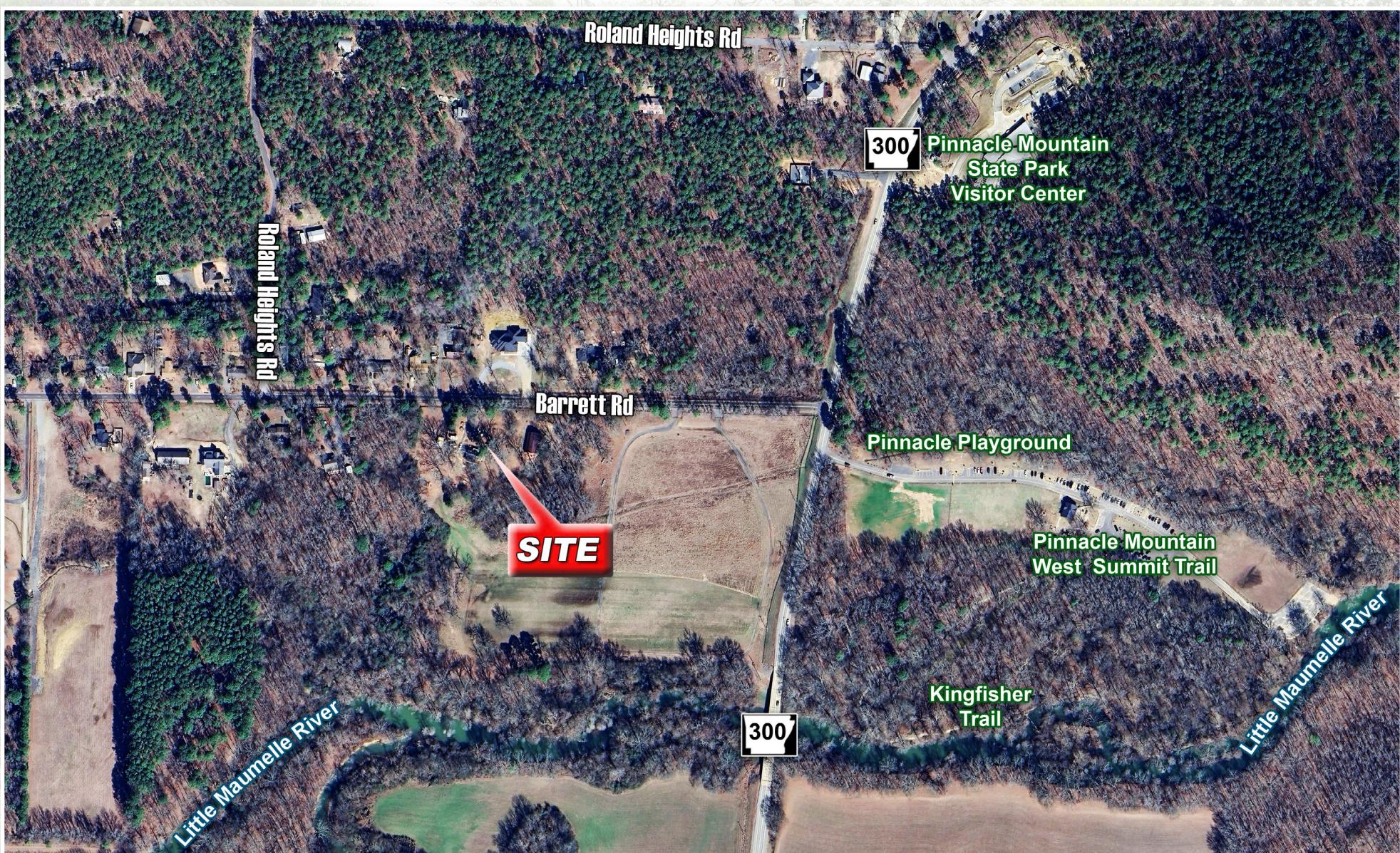
PROPERTY PHOTOS



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

File # 5162



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

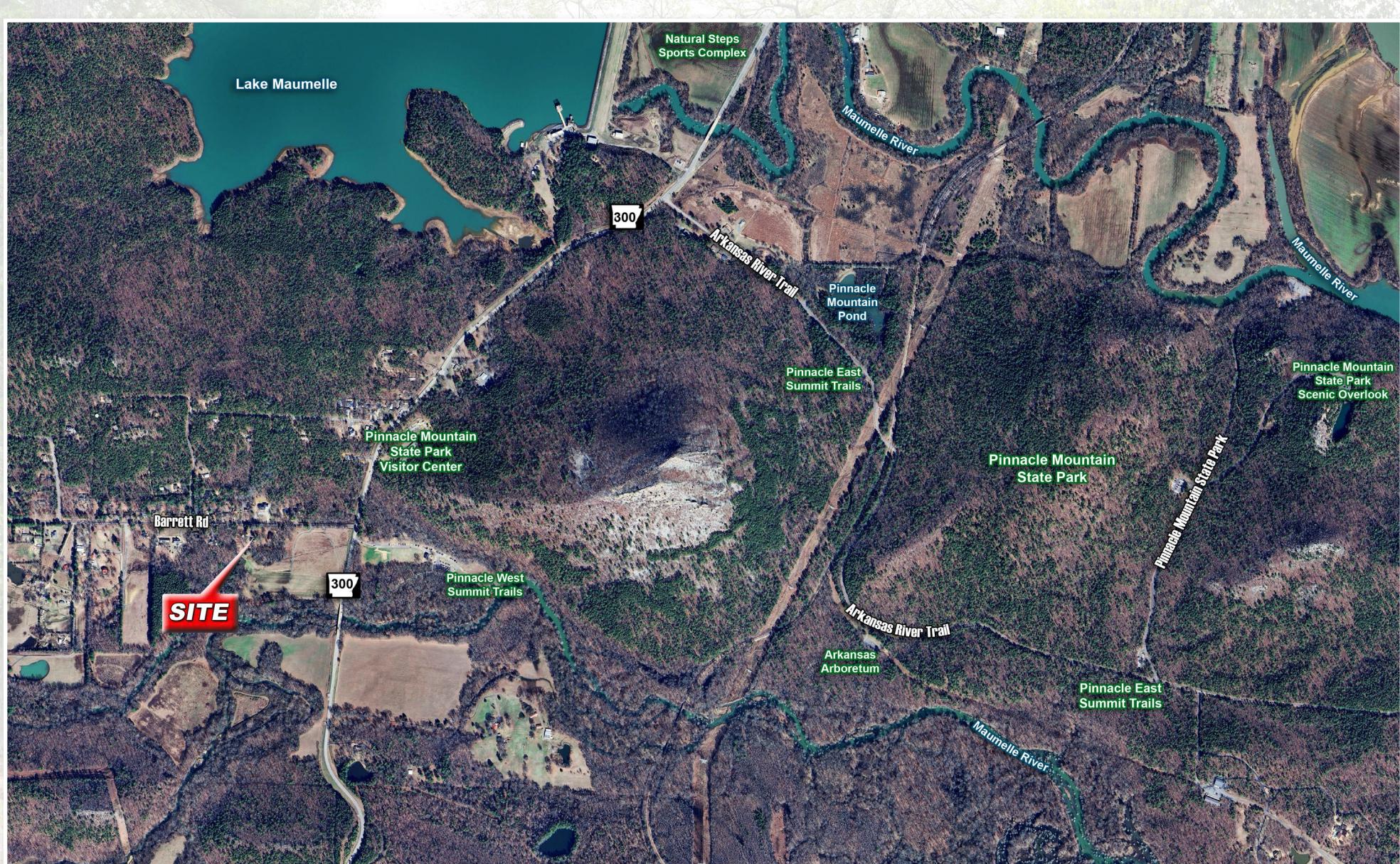
File # 5162



Hathaway Group

Commercial
Real Estate

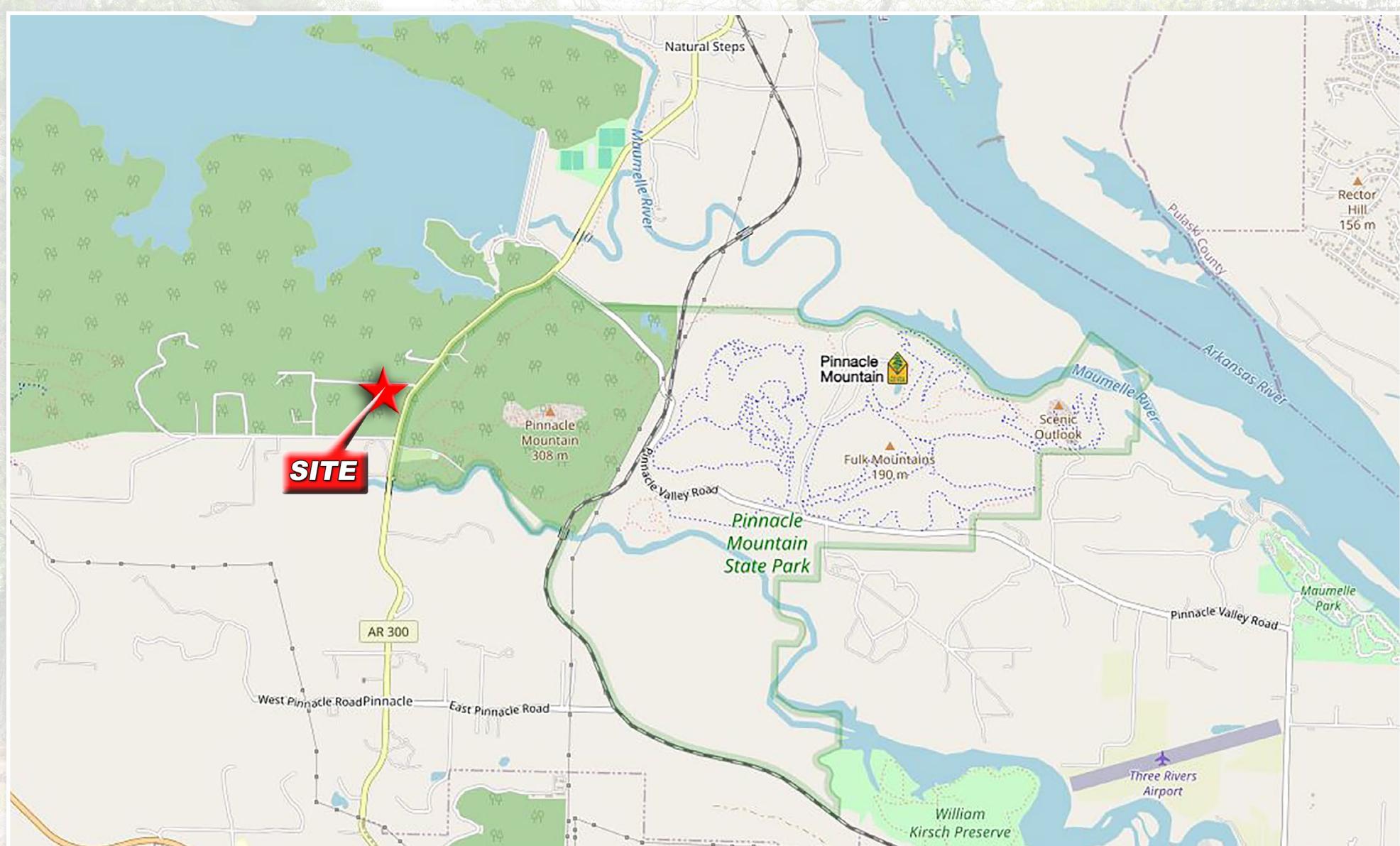
PINNACLE MOUNTAIN STATE PARK AERIAL



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

File # 5162



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

File # 5162

