

# INDUSTRIAL LOT FOR LEASE

11310 Otter Creek Rd East | Little Rock, AR 72103



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**KELLEY COMMERCIAL  
PARTNERS**

# INDUSTRIAL LOT FOR LEASE

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## AVAILABLE

±2 Acre industrial Lot for Lease

## PRICE

\$3,250/month

## COMMENTS

- Fully fenced laydown yard with secure gated access
- Zoned I-2 – suitable for a variety of industrial uses
- Ideal for use as a staging area or outdoor storage for trailers, piping, equipment, and other industrial materials
- Electrical service available at the pole
- Convenient access to both I-30 and I-40

## DEMOGRAPHICS

|                    | 1 MILE   | 3 MILES  | 5 MILES  | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 317      | 29,567   | 70,888   | 268,460  |
| AVERAGE HH INCOME  | \$74,997 | \$71,533 | \$73,821 | \$98,593 |
| TOTAL HH           | 126      | 11,649   | 27,601   | 113,619  |

## TRAFFIC COUNTS

I-30: 99,350 VPD



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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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**KELLEY COMMERCIAL  
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