

FOR SALE

2701 South Main Street

Little Rock, Arkansas

Offering Price:

\$500,000

CONTACT US**Bill Pendergist, SIOR**

+1 501 850 0750

bill.pendergist@ar.colliers.com

Isaac Smith, CCIM, SIOR

+1 501 850 0736

isaac.smith@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

Recreational Facility

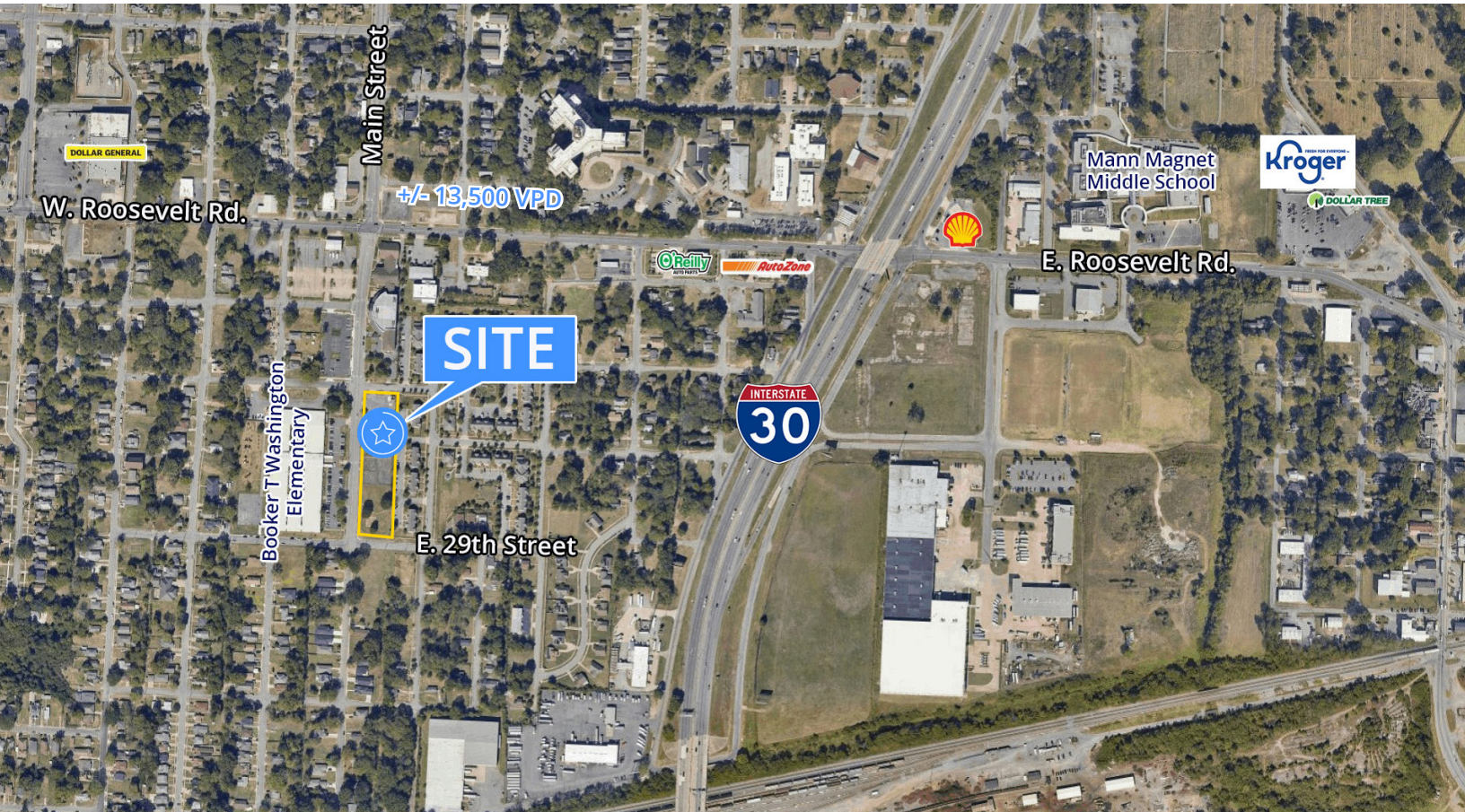
Features

- Lot size: 1.81 acres
- Offering price: \$500,000
- Building size: 9,100 SF
- Includes indoor gym, outdoor tennis courts, and additional green space
- Ideal for indoor & outdoor pickleball, youth activity center, sports training and similar uses
- Traffic count: approximately 13,500 vehicles per day on West Roosevelt Road
- Less than a mile to Interstate 30

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR SALE

Neighborhood Map



2025 Area Demographics

CONTACT US

Bill Pendergist, SIOR
+1 501 850 0750
bill.pendergist@ar.colliers.com

Isaac Smith, CCIM, SIOR
+1 501 850 0736
isaac.smith@ar.colliers.com



Estimated Population

1 Mile	3 Mile	5 Mile
6,619	30,291	95,881



Estimated Households

1 Mile	3 Mile	5 Mile
3,157	14,013	42,936



Est. Avg Household Income

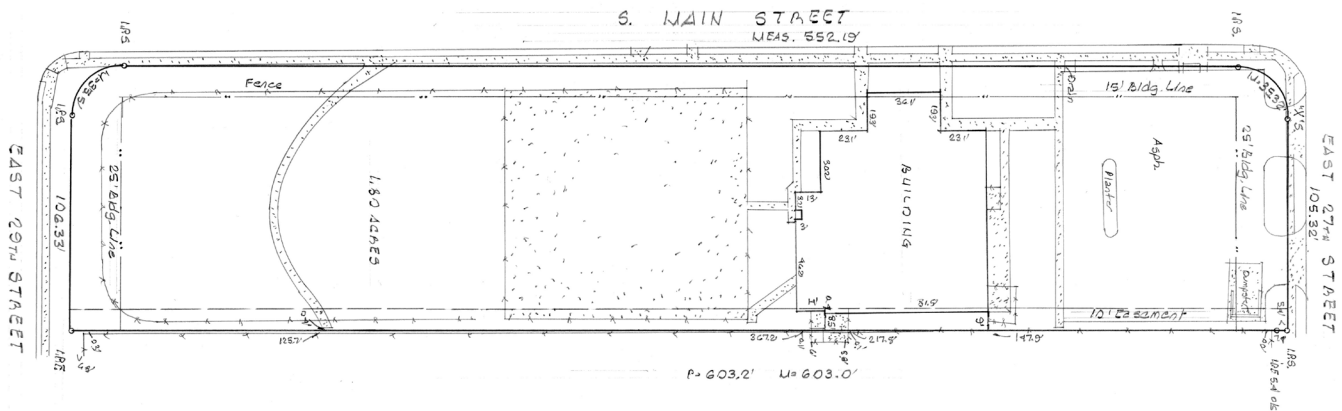
1 Mile	3 Mile	5 Mile
\$71,182	\$74,021	\$80,269

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

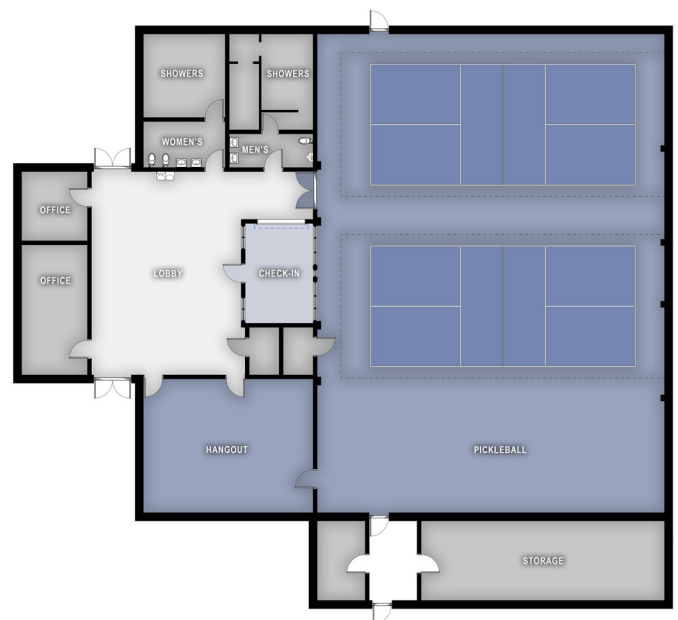
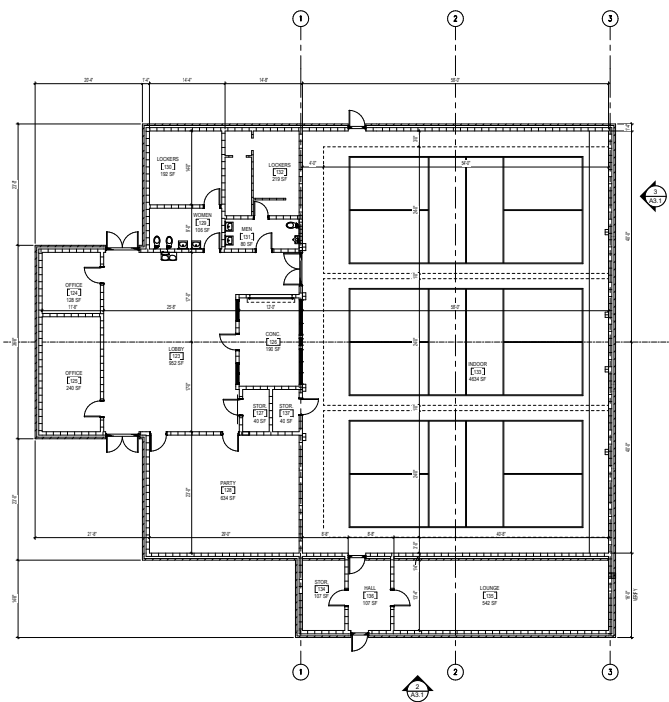
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR SALE

Survey



Conceptual Plans



CONTACT US

Bill Pendergist, SIOR
+1 501 850 0750
bill.pendergist@ar.colliers.com

Isaac Smith, CCIM, SIOR
+1 501 850 0736
isaac.smith@ar.colliers.com

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR SALE

Property Photos



CONTACT US

Bill Pendergist, SIOR
+1 501 850 0750
bill.pendergist@ar.colliers.com

Isaac Smith, CCIM, SIOR
+1 501 850 0736
isaac.smith@ar.colliers.com

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.