

CHURCH CAMPUS OR ADAPTIVE RE-USE FOR SALE

CHURCH CAMPUS OR ADAPTIVE RE-USE

8000 E Port Drive, Little Rock, AR 72206



OFFERING SUMMARY

SALE PRICE:	\$2,470,000
LOT SIZE:	5.01 Acres
BUILDING SIZE:	19,761 SF
ZONING:	C-3
POTENTIAL SELLER FINANCING!!!	
PRICE / SF:	\$124.99

PROPERTY OVERVIEW

Beautiful 19,761 +/- SF building on 5.01 +/- acres near the Little Rock River Port is now leased with a 5-year agreement!. Highly visible from 440, this spacious, elegant building features sanctuary for 400+ people, multiple classrooms, commercial kitchen with large fellowship hall, offices, a pastor's study, and a 6,112 +/- sf activity center/educational facility. Paved parking with 150 spaces, and campus green space provides room for additional parking or construction. Ingress/egress onto both Fourche Dam Pike and East Port Drive. With C-3 Zoning, this property can be adapted for many commercial applications. Selling as-is, where-is, with no warranty other than good marketable title. Potential seller financing. Go to www.ChurchCampusForSale.com

PROPERTY HIGHLIGHTS

- Beautiful building with great visibility from 440 is now leased with a 5-year agreement and is still for sale.
- Close to the airport and convenient to all of Little Rock Metro area.
- Sanctuary seats 400+, multiple classrooms, commercial kitchen and fellowship hall, offices, pastor's study, children's church with nursery, and more!
- 6,112 +/- sqft activity center with classrooms to be finished out by new owner!
- Paved, easy access parking lot has 150 spaces and two street ingress/egress.
- Surrounded by businesses such as hospitality, truck services centers, c-stores, industrial complexes, and residential subdivisions

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com/>

CHURCH CAMPUS OR ADAPTIVE RE-USE FOR SALE

CHURCH CAMPUS OR ADAPTIVE RE-USE

8000 E Port Drive, Little Rock, AR 72206



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

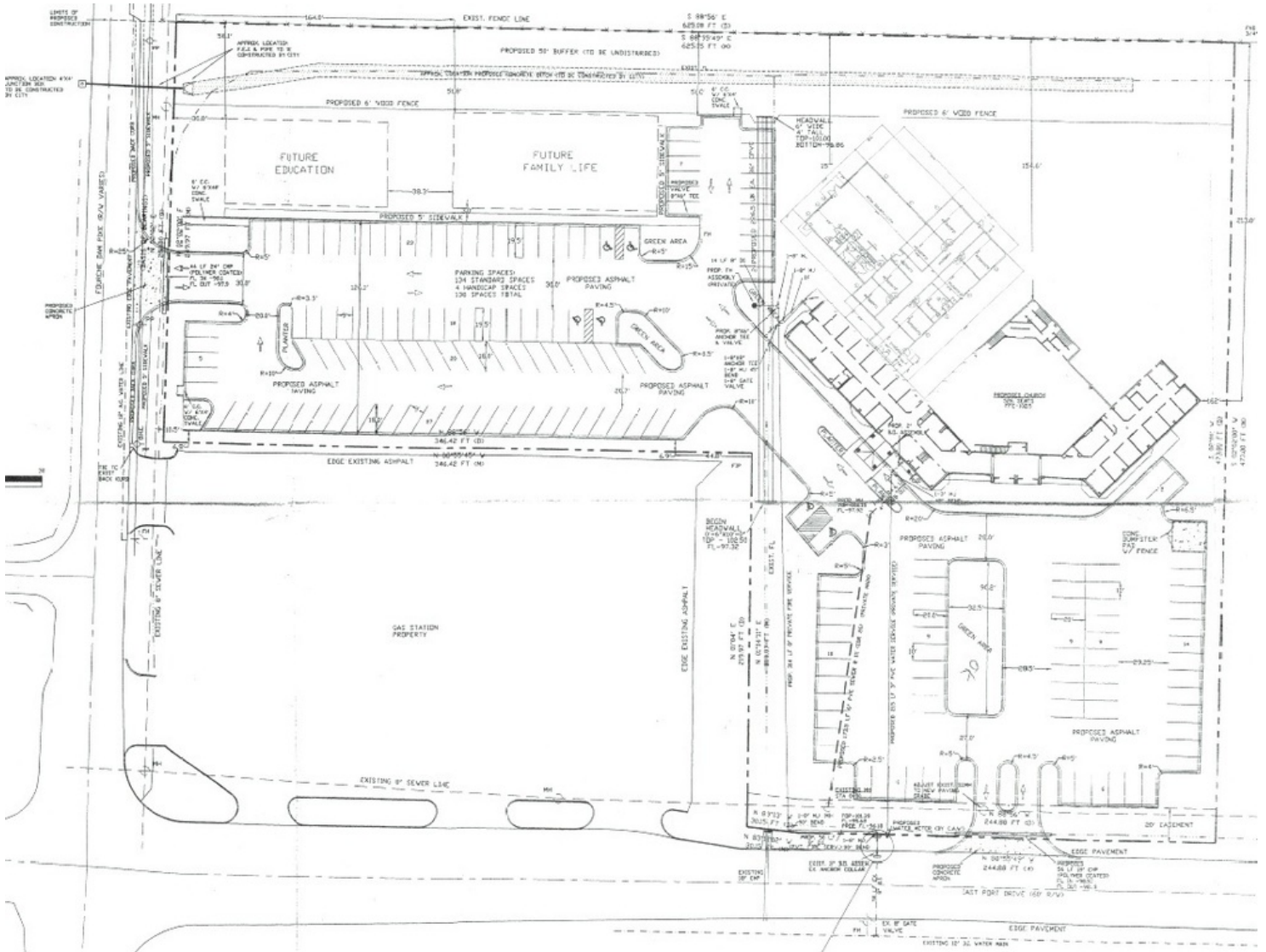
JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com/>

CHURCH CAMPUS OR ADAPTIVE RE-USE

8000 E Port Drive, Little Rock, AR 72206



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

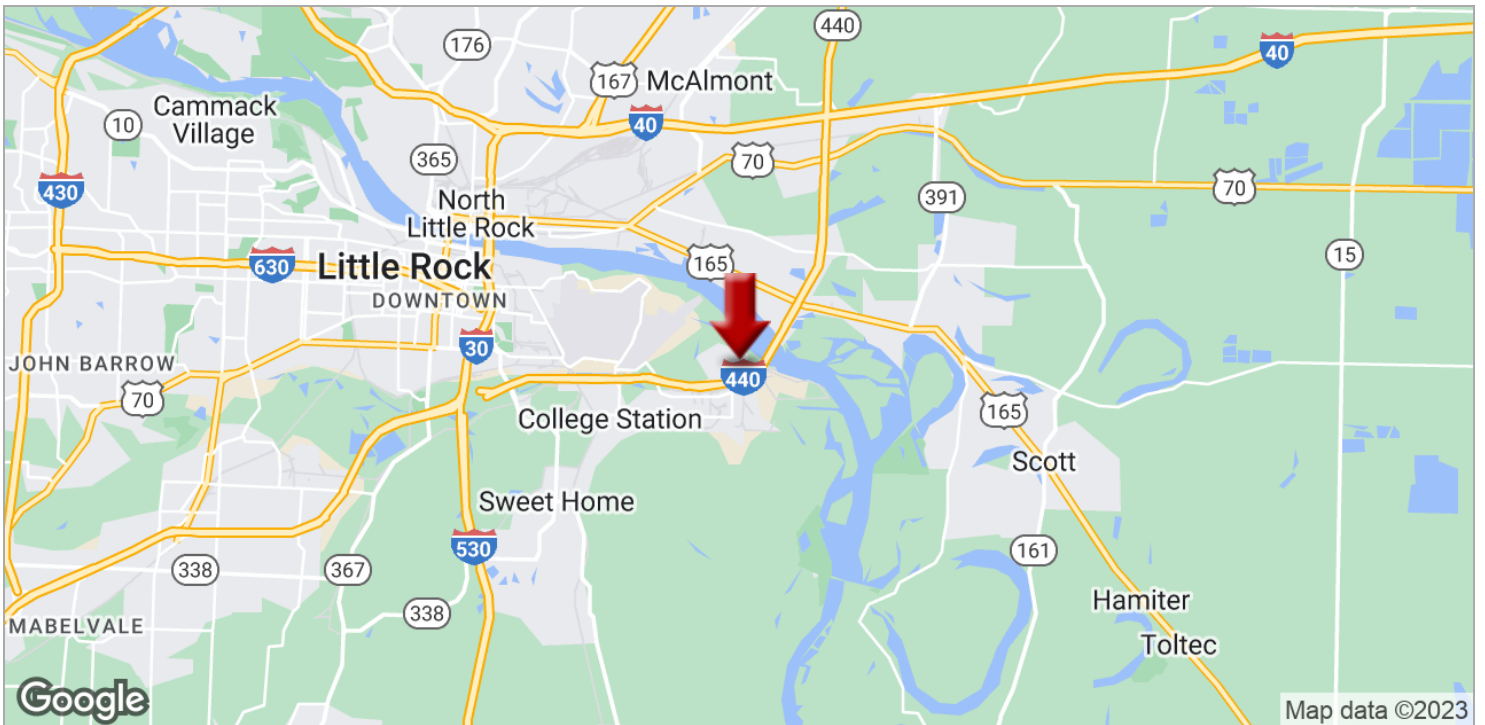
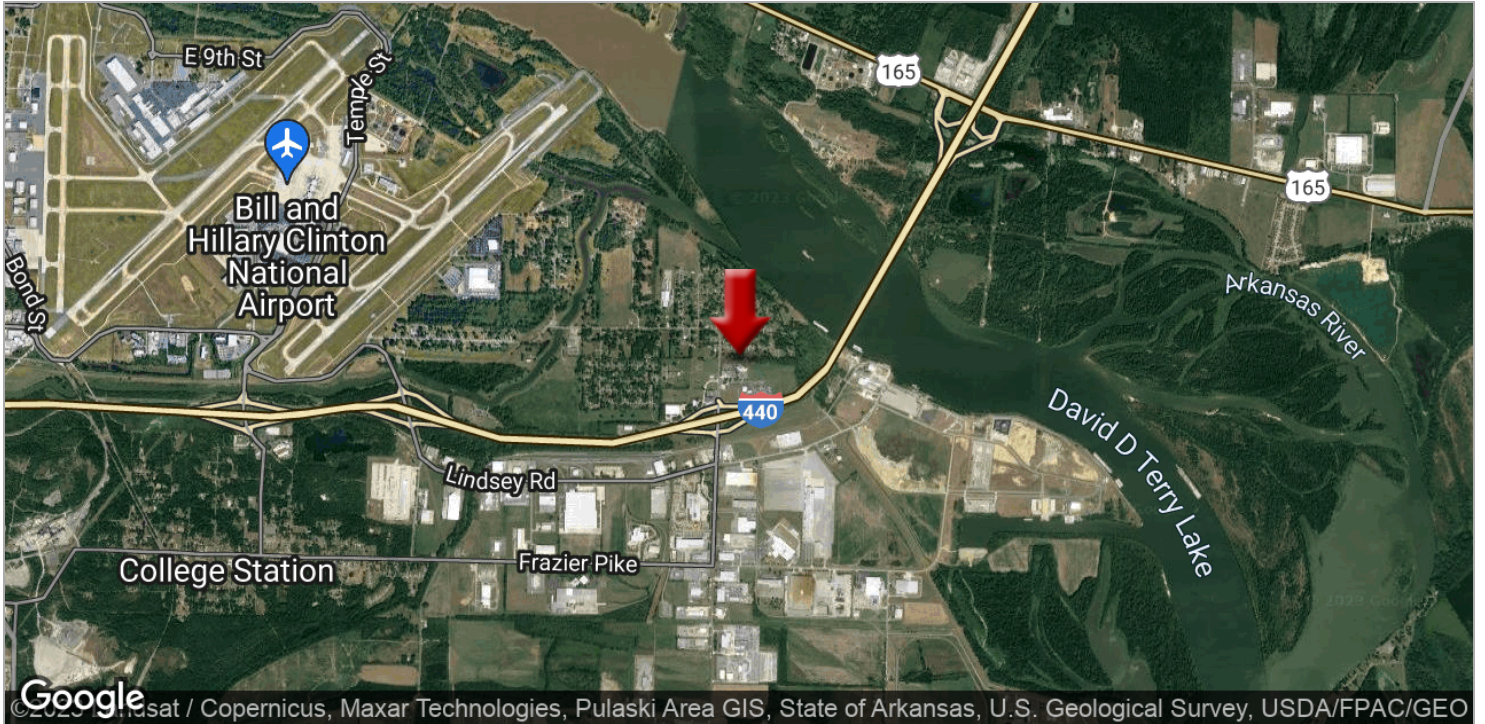
JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHURCH CAMPUS OR ADAPTIVE RE-USE FOR SALE

CHURCH CAMPUS OR ADAPTIVE RE-USE

8000 E Port Drive, Little Rock, AR 72206



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

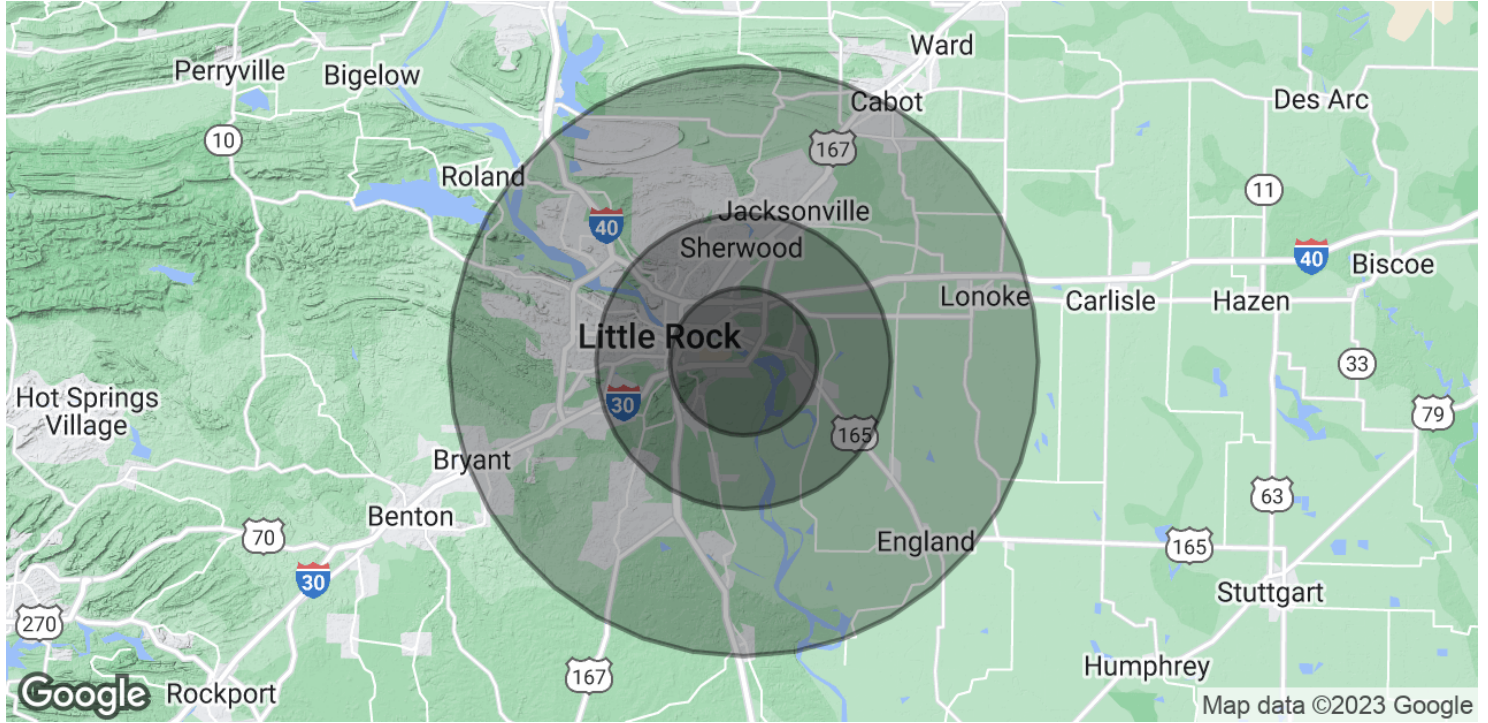
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com/>

CHURCH CAMPUS OR ADAPTIVE RE-USE FOR SALE

CHURCH CAMPUS OR ADAPTIVE RE-USE

8000 E Port Drive, Little Rock, AR 72206



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	18,136	175,171	484,924
Average Age	36.6	37.0	36.1
Average Age (Male)	34.4	35.0	34.7
Average Age (Female)	36.6	38.5	37.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	7,249	73,888	198,028
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$36,185	\$52,747	\$61,992
Average House Value	\$124,583	\$150,465	\$170,441

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com/>