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COMMERCIAL PROPERTY FOR SALE OR LEASE

208 Beech Street, North Little Rock, AR



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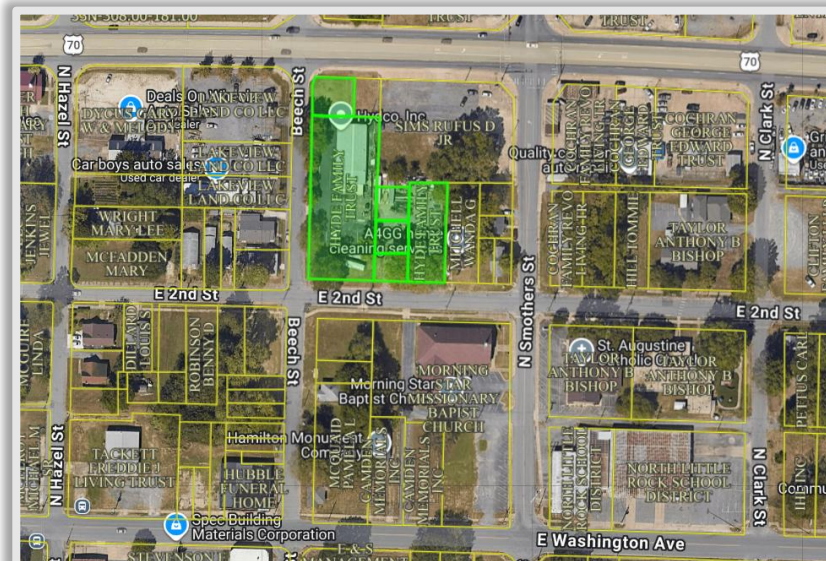
Property Understanding

OVERVIEW

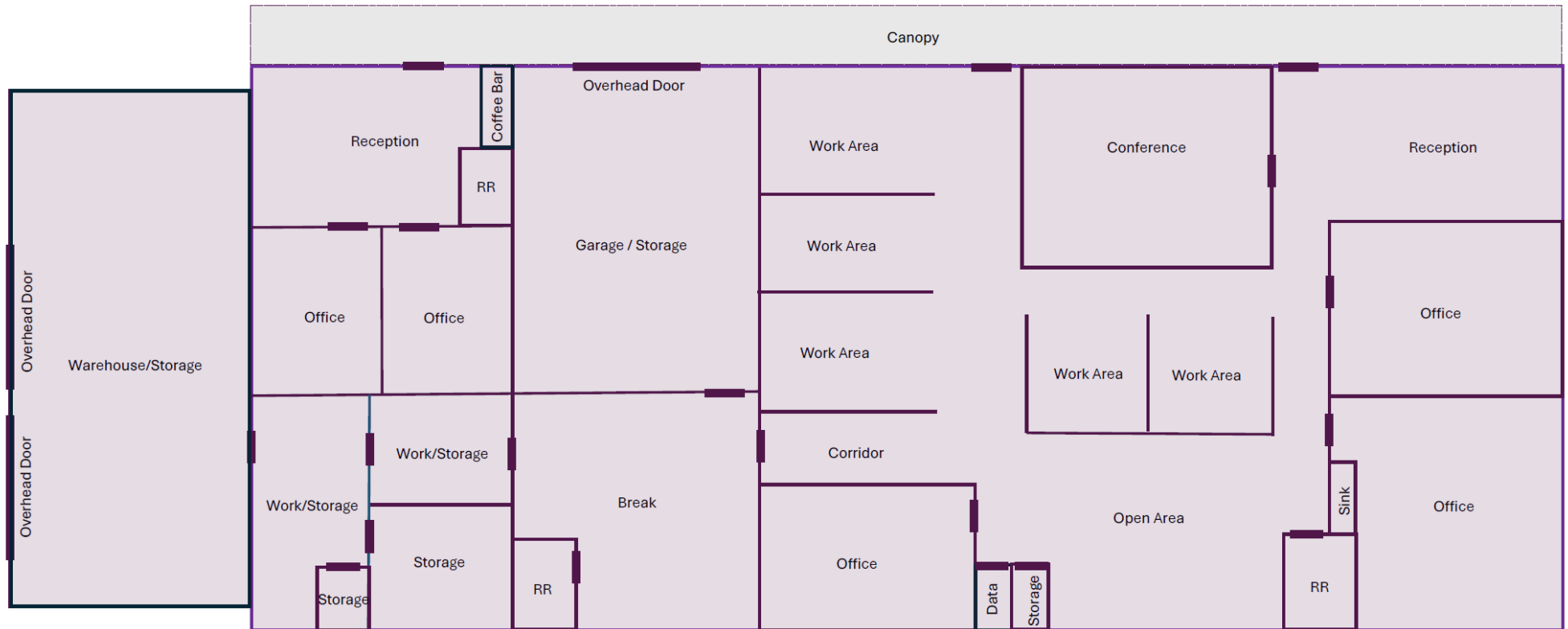
Offering	For Sale or Lease
Sale Price	\$525,000
Lease Rate/Type	\$10.50/SF/YR NNN
Address	208 Beech St, North Little Rock, AR 72114
Property Type	Office/Industrial
Building & Lot Size	±4,192 SF ±1.09 Acres
Year Built	1970, remodeled mostly throughout
Zoning	C-4 & R-F

PROPERTY HIGHLIGHTS

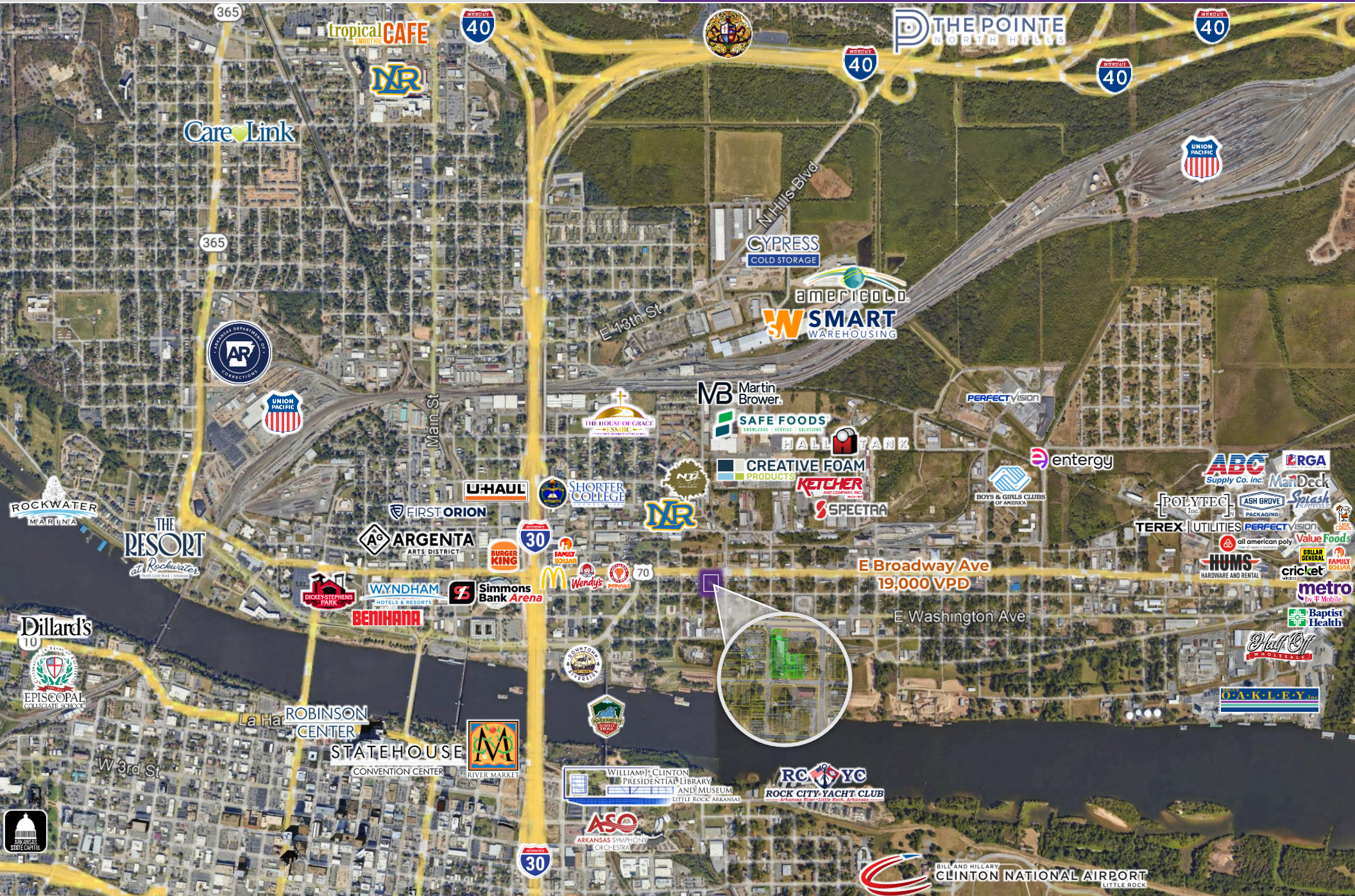
- Secure office, + yard opportunity featuring a fully fenced commercial site with electronic gate access, ideal for contractors, fleet operators, service users, and industrial owner-users.
- Move-in ready main office includes reception area, conference room, break room, two restrooms, three private offices, five cubicle workstations, and dedicated storage space.
- Additional “detached” office offers two private offices, reception/work area, sink/coffee bar area, and private restroom—ideal for management, dispatch, or supplemental tenant use.
- Premier interstate access, located just ±0.5 miles from Interstate 30, which sees more than 136,000 vehicles per day.
- Multimodal logistics advantage—within minutes of the Port of Little Rock, Union Pacific Railroad - North Little Rock Terminal, and Bill and Hillary Clinton National Airport.
- Prominent monument signage provides strong visibility and branding presence.
- ±20 onsite parking spaces support employees, visitors, and fleet operations.
- Outdoor storage capability with existing use supporting materials, equipment, and job-site trailer storage.
- Positioned south of the planned Shorter College Tech Hub, creating long-term upside from surrounding investment and redevelopment.

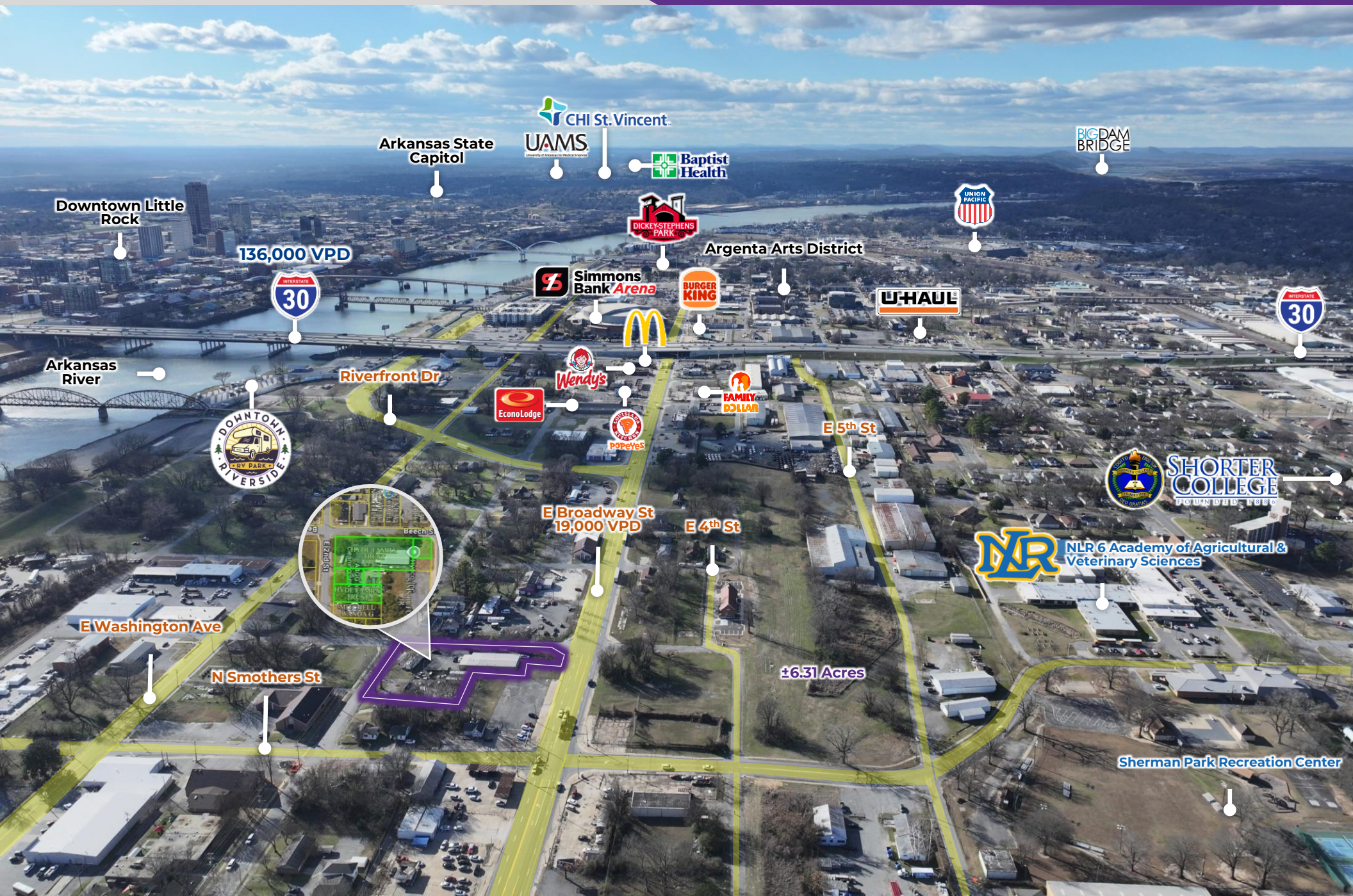


Space Layout



General Space Layout - For illustration only and not exact









North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas, and is a core component of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area, which Forbes has recognized among the nation's top places for young professionals. Home to more than 64,400 residents, North Little Rock is the seventh-largest city in Arkansas and offers a diverse mix of retail, office, industrial, and residential development anchored by strong regional connectivity and a growing tourism economy.

A defining feature of North Little Rock is the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods, now undergoing a major transformation. Approximately \$80 million in public and private investment is planned or underway through 2028, elevating Argenta into a premier urban entertainment, hospitality, and cultural destination. Key projects include a five-story, 96-room Aloft Hotel with a nearly 6,300-square-foot event venue, a new location for Willy D's Rock & Roll Piano Bar along the pedestrian promenade, a \$3 million public art installation in Argenta Plaza, a \$14 million, 31,000-square-foot conference center at the Main Street Bridge, and a \$30 million Tempo by Hilton with a rooftop bar slated to open in 2027.

These investments build upon North Little Rock's established entertainment anchors, including the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers, the Double-A affiliate of the Seattle Mariners.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	39,878	106,068	278,868
Households	19,343	48,369	122,021
Average Age	40.7	40.9	40.0
Average Household Income	\$77,354	\$89,793	\$91,257
Businesses	3,122	6,099	12,261

**Demographic details based on property location*

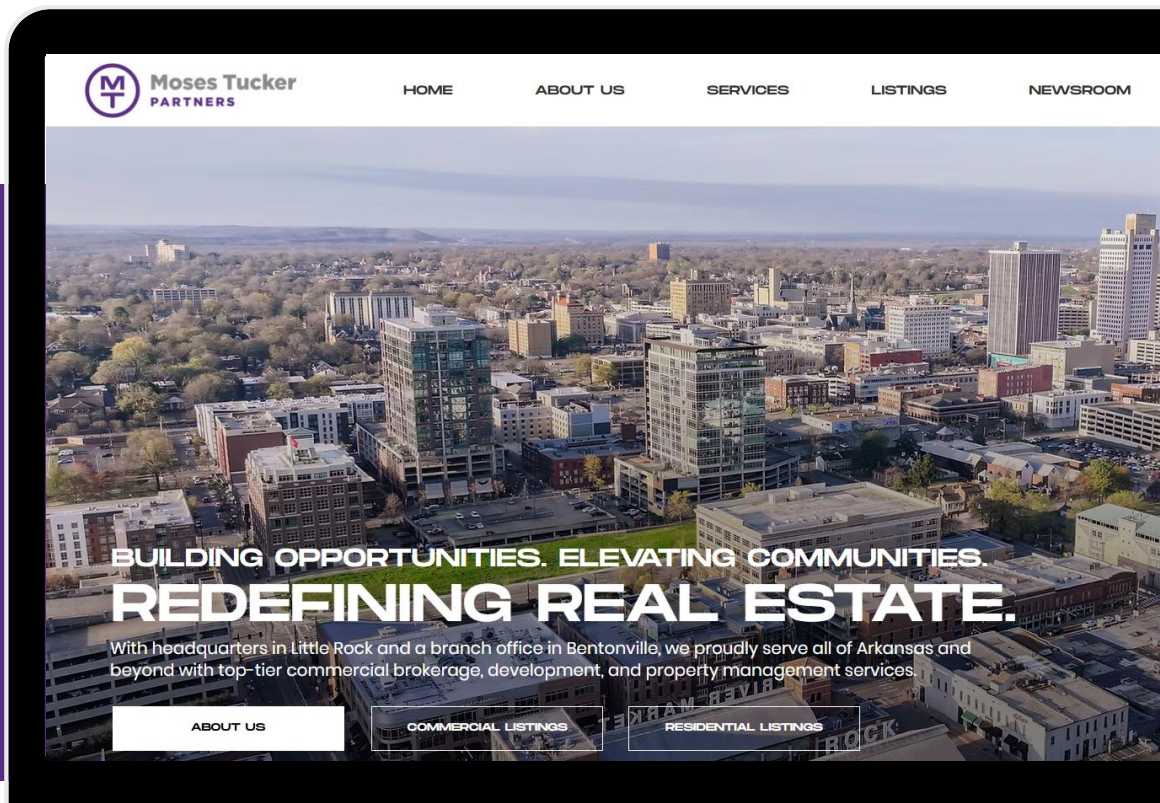
CONNECT

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