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# OFFICE BUILDING FOR SALE

## 812 Reservoir Road, Little Rock, AR



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	\$950,000
<b>Address</b>	812 Reservoir Rd
<b>City/State</b>	Little Rock, AR 72227
<b>Property Type</b>	Office
<b>Building Size</b>	±13,000 SF
<b>Lot Size</b>	±1.44 Acres
<b>Zoning</b>	C-3
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ N Rodney Parham Rd – 22,000 VPD</li> <li>○ Reservoir Rd – 7,500 VPD</li> </ul>

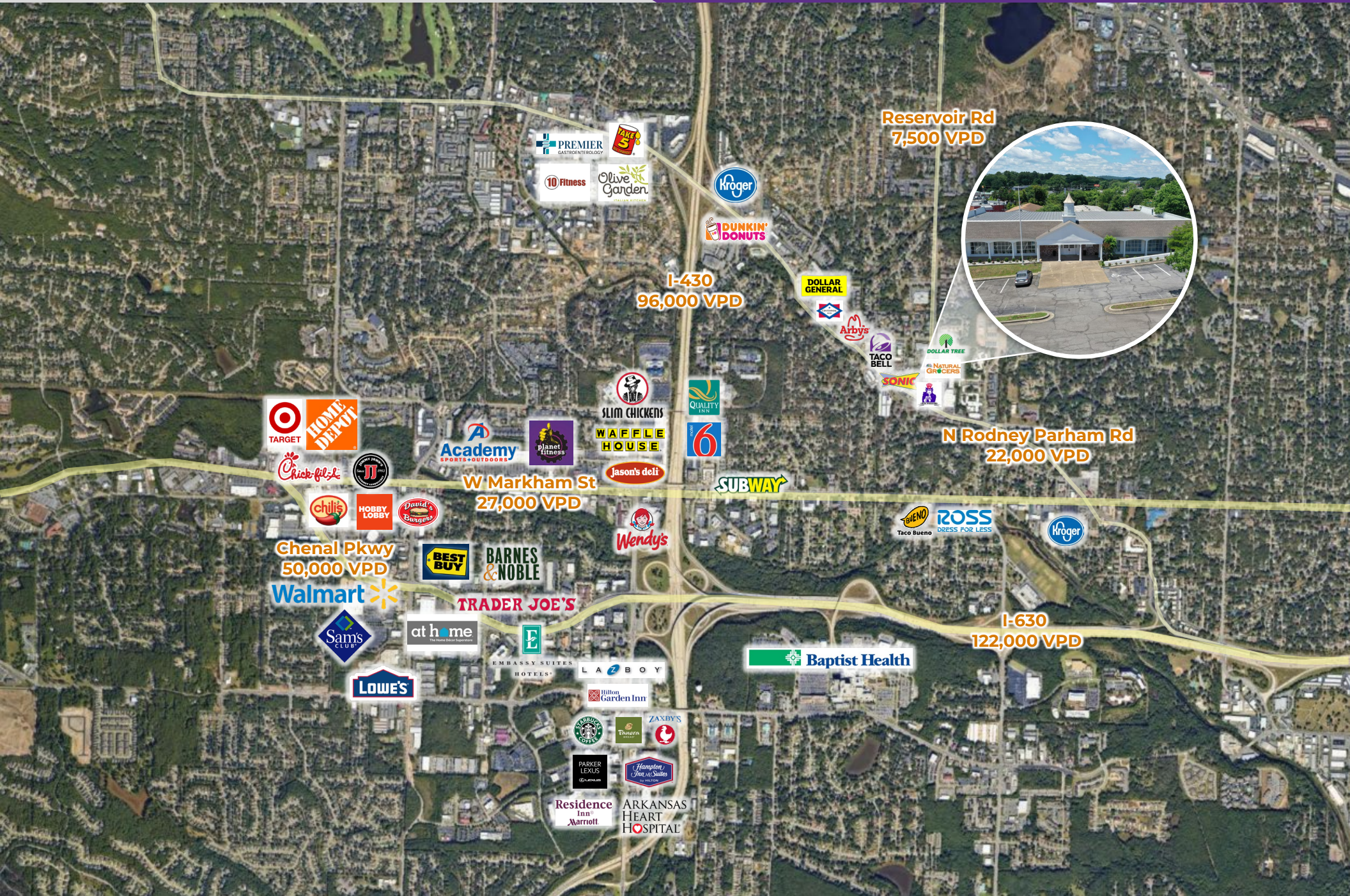
### PROPERTY HIGHLIGHTS

- Tenant occupied, fully renovated property with recent updates made to the interior and exterior
- Prime location with 150 feet of frontage on Reservoir Rd, offering excellent visibility and easy access
- Approximately 0.5 miles from N Rodney Parham Rd and 2 miles from I-430
- Ample surface parking in the front and at the rear of the building
- Convenient lower-level basement and loading dock
- Property is equipped with comprehensive sprinkler system for fire protection

*Financials available upon request and signed NDA*







## LOOKING NORTHEAST



**N Rodney Parham Rd**  
**22,000 VPD**

**DOLLAR GENERAL**

**Advance Auto Parts**

**Twin Oaks Apartments**

**SONIC**



**SHERWIN WILLIAMS**



**NATURAL GROCERS**

**±0.5 Acres**  
**Surface Parking**

**Reservoir Rd**  
**7,500 VPD**

**Hertz**

**FRAZIER**  
Insurance Agency

**DOLLAR TREE**

**T.J. maxx**

**Hanabi Hibachi Express**

**AAA Little Rock Insurance**

## Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

### DEMOGRAPHICS\*

**Population**

**3 MILES**

**5 MILES**

**10 MILES**

74,572

139,369

321,819

**Households**

34,783

62,445

139,449

**Average Age**

40.2

39.8

39.8

**Average Household Income**

\$99,160

\$101,932

\$94,543

**Businesses**

4,217

6,716

12,932

*\*Demographic details based on property location*

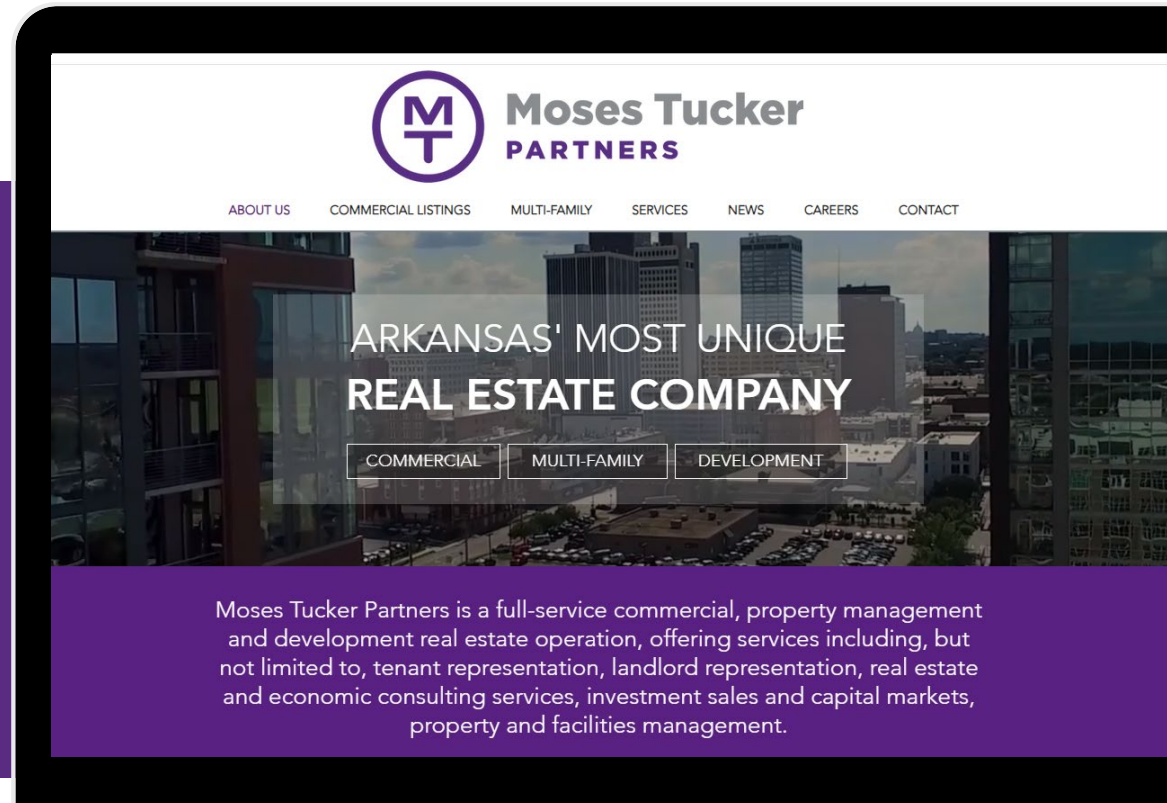
# CONNECT

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