

# Little Rock, AR

NEC Mitchell Dr & Geyer Springs Rd

**For Sale or  
Build-to-Suit**

0.6 AC





2 Full Access Points

Drive-thru Available

Flexible Site Plans



## Property Features

- Near    
- Less than 700 feet from I-30 with 82K+ VPD
- 36' pylon sign
- Across from the Little Rock Motor Vehicle Office with 24K+ VPD
- 88K+ total population within a 5 mile radius
- 110K+ daytime population within a 5 mile radius
- Minutes from Cloverdale Middle School with 600+ students
- Minutes from I-20 and I-40
- Less than 10 miles southwest of Downtown Little Rock

## Location Map

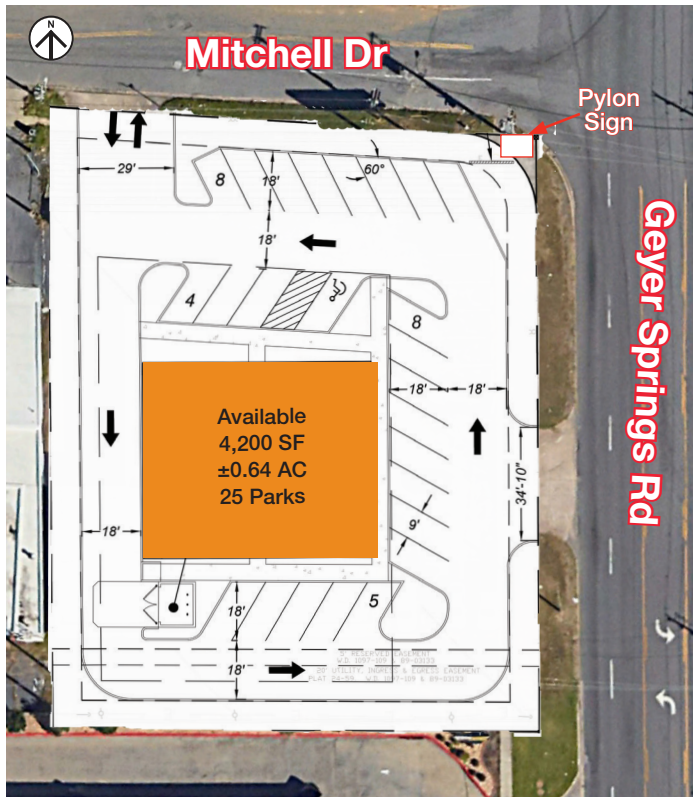


**InSite**

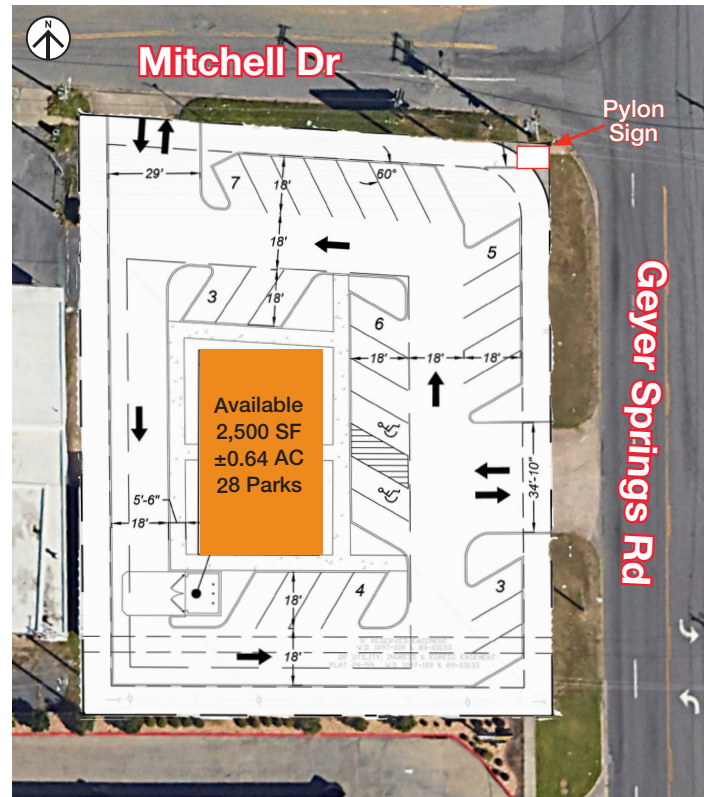
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Conceptual Site Plan 1



Conceptual Site Plan 2



Pylon Signage



Demographic Data

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	11,273	39,565	87,200
Daytime Population	10,891	39,340	97,399
Average Household Income	\$52,380	\$56,896	\$60,054



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