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±4.67 ACRES FOR SALE

8608 Highway 70, North Little Rock, AR



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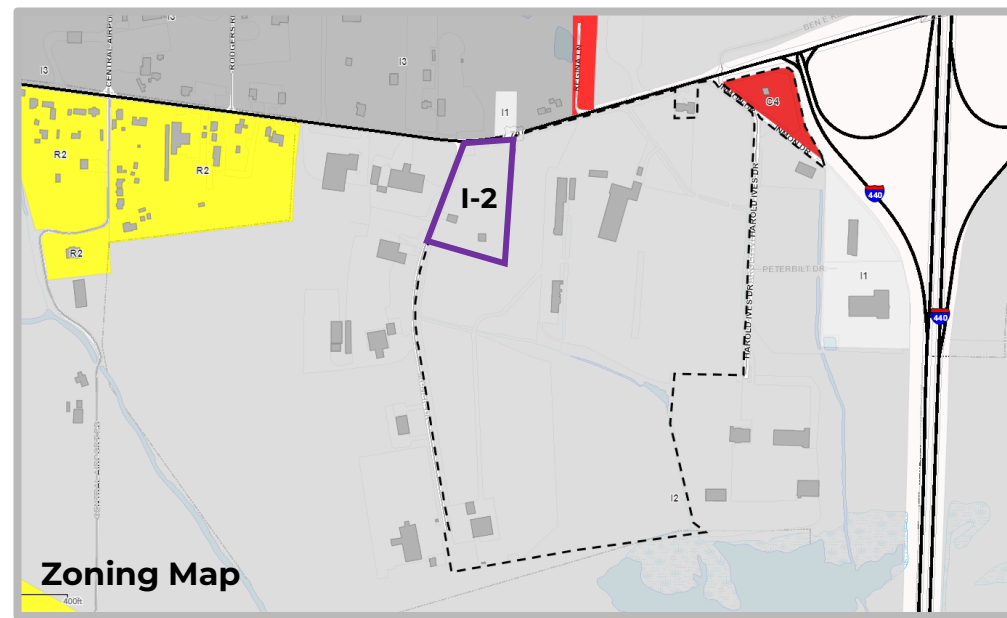


OFFERING SUMMARY

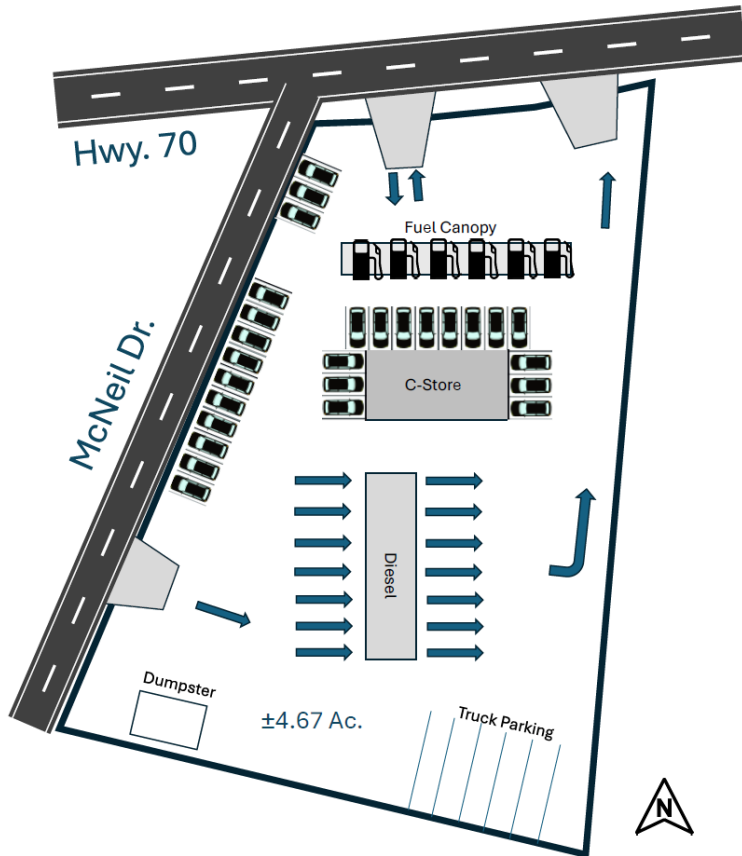
Offering	For Sale
Address	8608 Highway 70, North Little Rock, AR 72117
Property Type	Land
Sale Price	\$1,423,976 (\$7.00/SF)
Lot Size	±4.67 Acres
Zoning	I-2

PROPERTY HIGHLIGHTS

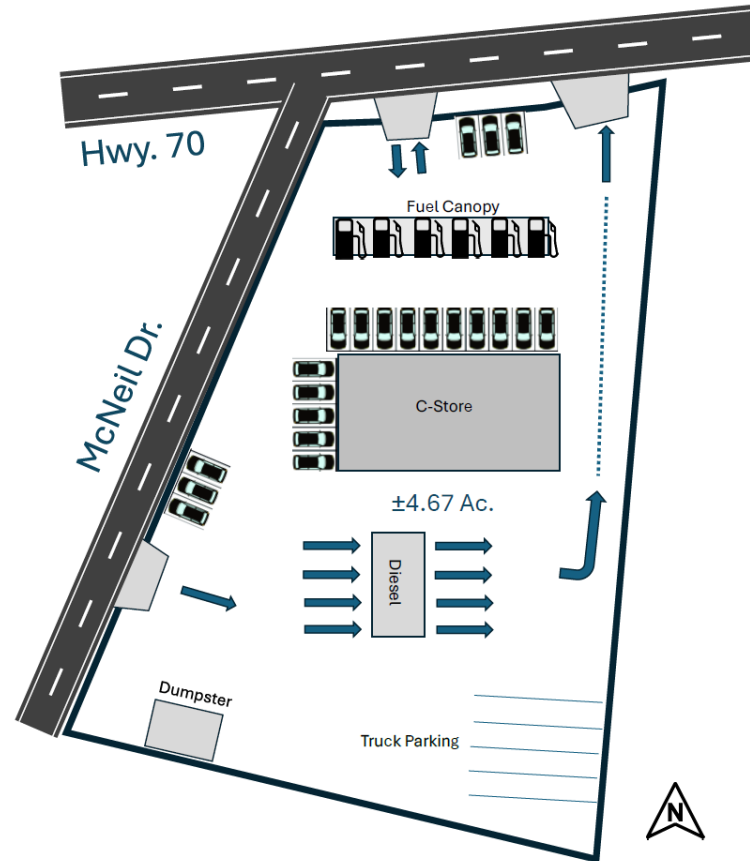
- Two buildings exist on the site
- Located just west of Ben E. Kieth's regional distribution center
- Quick access to all primary interstates, including, but not limited to I-440, I-40, I-30 and I-67/167
- Traffic counts: approximately 42,000 vehicles per day along I-40 and 5,900 vehicles per day along Highway 70
- Positioned for a number of uses including Convenience Store or Truck Stop



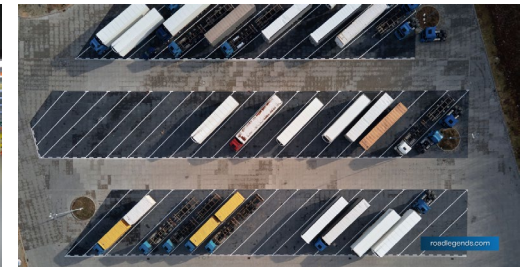
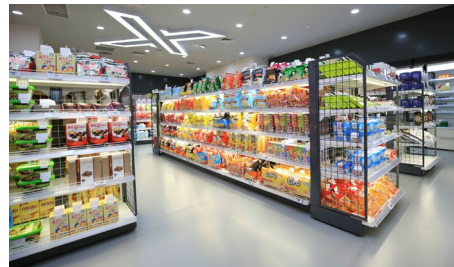
C-Store Design #1



C-Store Design #2



Potential Uses:







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. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-440 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-440 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	9,028	38,228	186,660
Households	3,688	16,500	81,224
Average Age	39.1	41.2	40.1
Average Household Income	\$44,568	\$78,783	\$80,245
Businesses	431	1,729	8,263

**Demographic details based on property location*

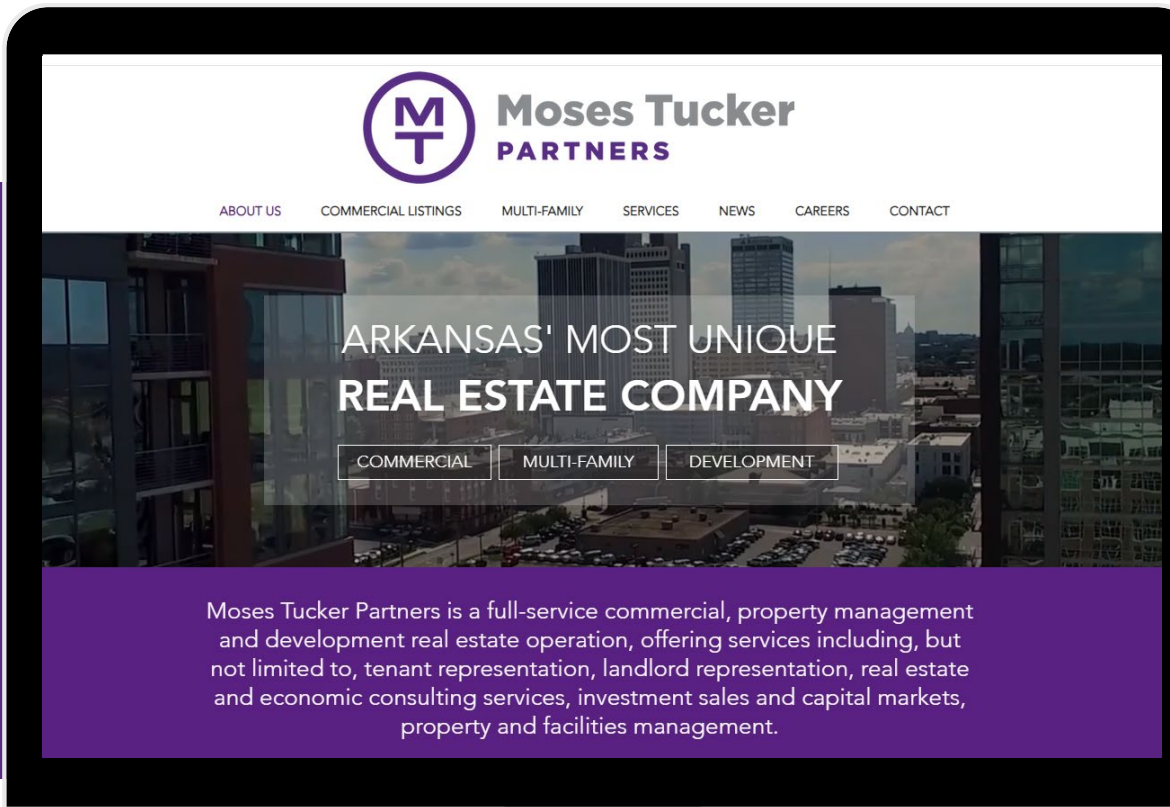
CONNECT

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DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.