

Investment Sale

4320 E 43rd Street,  
North Little Rock, AR



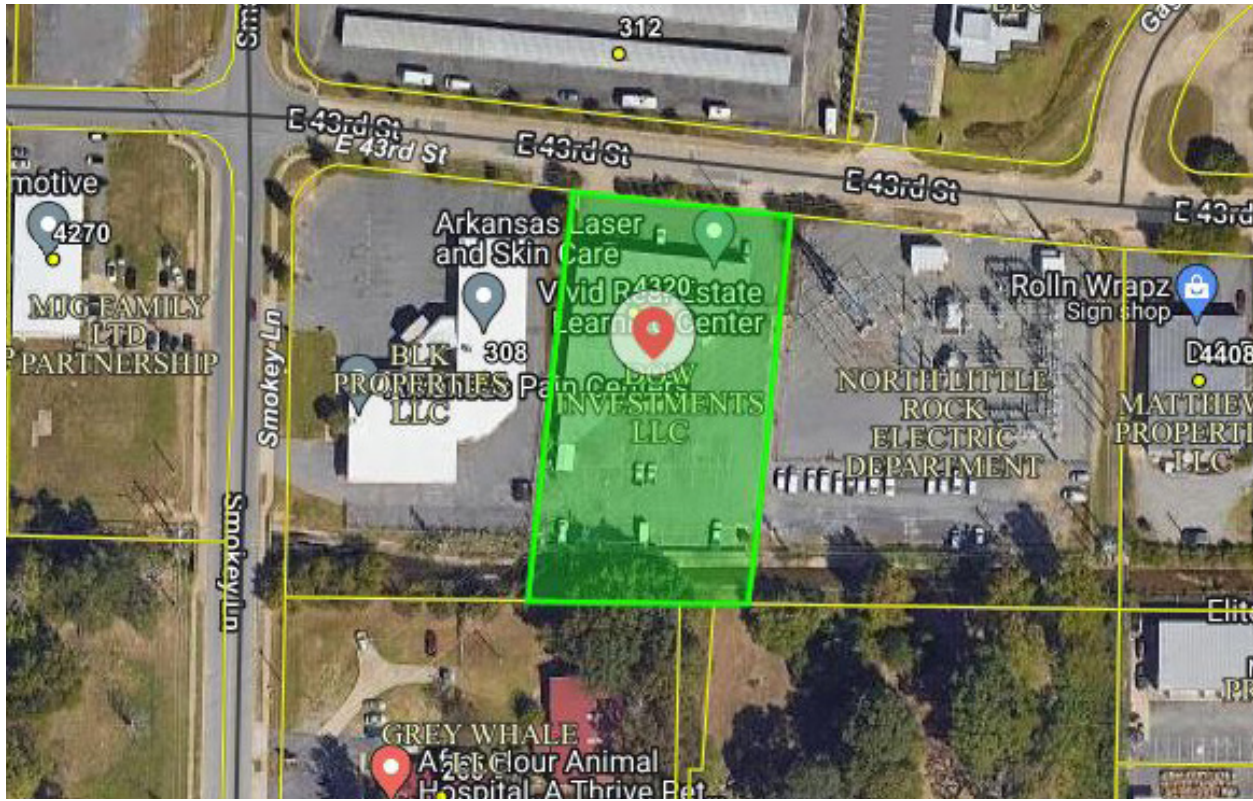
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Accelerating success.



## Building Specifications

Address	4320 E 43rd Street, North Little Rock, AR
Building size	11,584 SF
Lot size	1.13 acres
Occupancy	100%
NOI	\$129,674
Price:	\$1,705,000
Features:	<ul style="list-style-type: none"> <li>• Flex office/warehouse space</li> <li>• Zoned: I-2</li> <li>• Quick access to Highway 167</li> <li>• Near North Little Rock's main retail arterial on McCain Boulevard</li> </ul>

## Area Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	4,072	43,787	91,696
Est. Households	1,821	19,622	40,959
Est. Average Household Income	\$101,913	\$93,846	\$81,567





## Leading the building services industry with professional training and performance.

At 96% client retention, we're proud to set records for this industry: Pritchard Industries provides full-service care of facilities, from daily maintenance and cleaning, with disinfecting as specified, to precision building services. Whether your space is 2,000 square feet or 3.5 million square feet, our stewardship brings you national resources, locally managed. That's why you can reach us any time—for routine care or emergency service, and planning for challenges ahead. We are the largest privately-held facility maintenance company, yet our focus is specific to each client. Local teams with national resources.

### Our Mission and Values

We deliver the highest quality facility services powered by a dedicated well-trained workforce, led by professional management and committed to developing strong client partnerships.

- Sell and serve with passion
- Set goals. Act. Win.
- Front line first
- Integrity and respect always





**Our mission is simply “to provide quality real estate education that produces quality real estate professionals.”**

One asset that all of the best real estate professionals share is that they are KNOWLEDGEABLE. They know the market and they are aware of resources important for the buying and selling process, including lenders, home inspectors, and title companies. The best real estate professionals are also passionate about what they do and work hard for their clients, ensuring that they are making informed decisions about the property and the transaction.

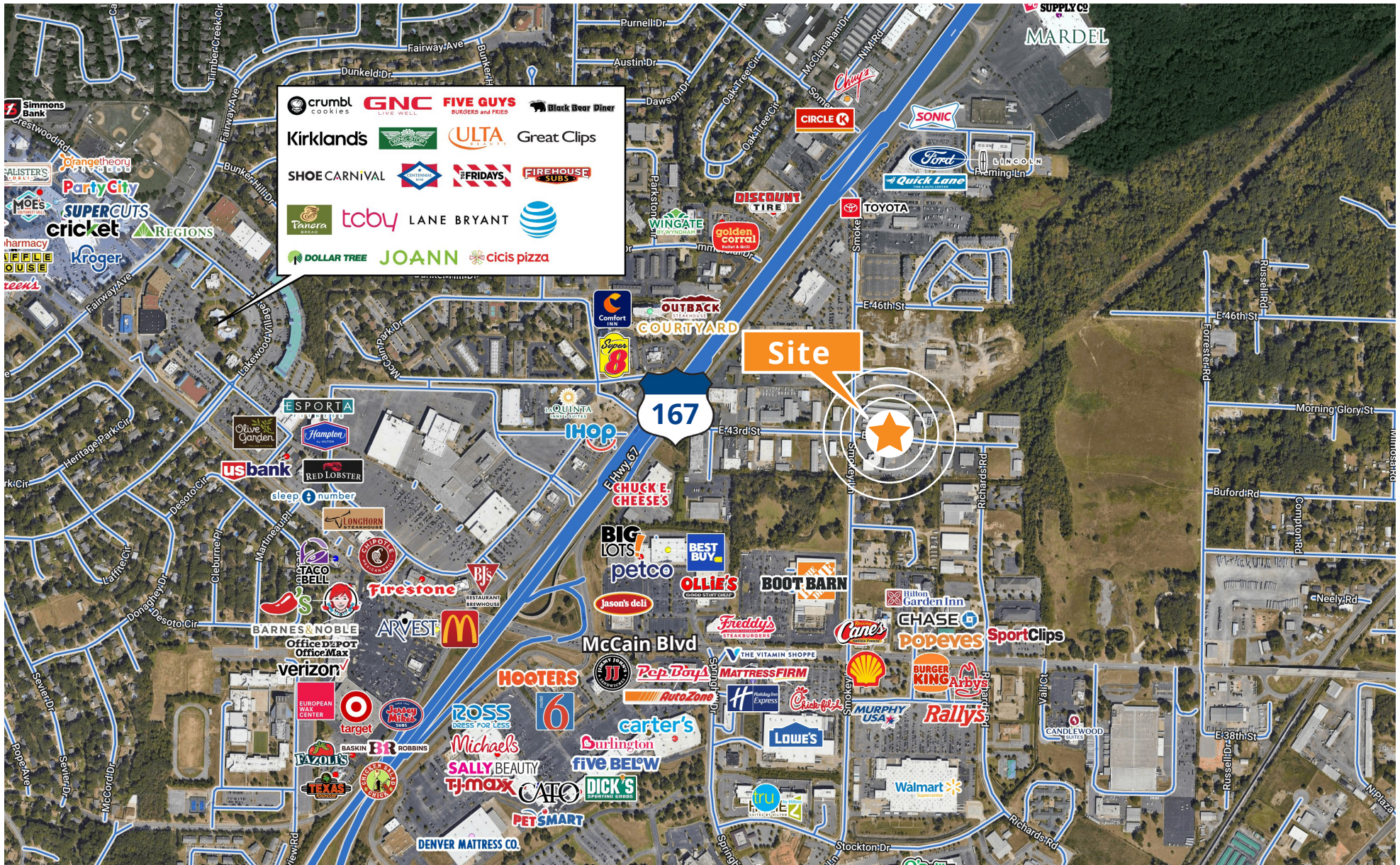
## **Real Estate Education**

Real estate education is what we do. We provide interactive classes that are not only informative, but also engaging, innovative and always entertaining. Our goal is to ensure that you not only gain the education you need to become one of those KNOWLEDGEABLE agents, but to ensure that you enjoy the experience as well.

## **What You Can Learn**

Vivid Real Estate Learning Center offers a variety of pre-license and post license classes on topics covering Agency and Disclosure, Ethics and Professionalism, Real Estate Contracts, Real Estate Safety, Brokers Education, Continuing Education Training and basic principles of real estate.

# Neighborhood Map



Colliers | Arkansas is the largest commercial real estate firm in Arkansas, with 20 million square feet of commercial space leased and managed. Our 114 employees are strategically located in Little Rock and Rogers to serve our clients in Arkansas and beyond. We have been shaping Arkansas' commercial real estate landscape since 1971. Predecessor firms include Barnes, Quinn, Flake & Anderson, IBR Real Estate, Lane Real Estate Services and most recently, Irwin Partners. Members of these firms came together to join Colliers in 2004. We are the leader in providing full-service commercial real estate services in Arkansas.

The foundation of our service is the strength and depth of our specialists. Our clients can depend on our ability to draw on years of direct experience in the local market. Our professionals know their communities inside and out. Whether you are a local firm or a global organization, we can provide creative solutions for all your real estate needs.

**Little Rock**  
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**Northwest Arkansas**  
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 Rogers, AR 72758  
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## Core Services

Our comprehensive portfolio of services includes:

- Brokerage
  - > Landlord Representation
  - > Tenant Representation
- Corporate Solutions
- Investment Services
- Project Management
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

## Arkansas\*\*

- 2 offices in Little Rock & Northwest Arkansas
- 113 professionals & staff
- 22 brokers
- Approx. 20 million square feet under management
- 628 lease & sale transactions
- Over \$642 million total sales
- Over \$291 million total leases

\*\*Based on 2022 results

## Colliers is in 66 countries\*

- > US \$4.5 billion in annual revenue
- > 18,000+ professionals and staff
- > 2 billion square feet under management
- > 51,000 lease & sale transactions
- > \$98 billion assets under management

\*All statistics are for 2022, are in U.S. dollars and include affiliates



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