

FREE STANDING OFFICE/FLEX BUILDING

3920 Wall St | Little Rock, AR



**KELLEY COMMERCIAL
PARTNERS**

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FREE STANDING OFFICE/FLEX BUILDING

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AVAILABLE

Building Size: 6,960 SF

Land: 0.51 AC

Price: \$350,000

COMMENTS

- Functional Office/flex layout suitable for a variety of users
- Fenced Yard w/ One Roll-up Door
- Positioned on a corner lot
- Established industrial area with strong surrounding tenancy
- Centrally located within Little Rock with strong access to I-30 / I-40 corridors

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 4,200 | 38,304 | 105,787 | 290,771 |
| AVERAGE HH INCOME | \$43,950 | \$54,402 | \$71,689 | \$93,329 |
| TOTAL HH | 1,534 | 14,055 | 44,180 | 125,560 |

TRAFFIC COUNTS

I-30: 83,600 VPD

Hwy 70B: 21,040 VPD



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VILLAGE SHOPPING CENTER

- HOME DECOR MATTRESS & FURNITURE OUTLETS
- FAMILY DOLLAR
- HARBOR FREIGHT TOOLS
- CITITRENDS
- Aaron's
- cricket wireless
- SHERWIN WILLIAMS
- dd's DISCOUNTS

MABELVALE PLAZA

- GameStop
- HIBBETT SPORTS®
- SALLY BEAUTY
- CATO
- Pizza Hut
- Look Smart. Buy Smart.
- TACO BELL
- DOLLAR TREE
- TIRE EXPRESS

- FAMILY DOLLAR
- Kroger
- DOLLAR TREE
- it's fashion
- cricket wireless
- us bank

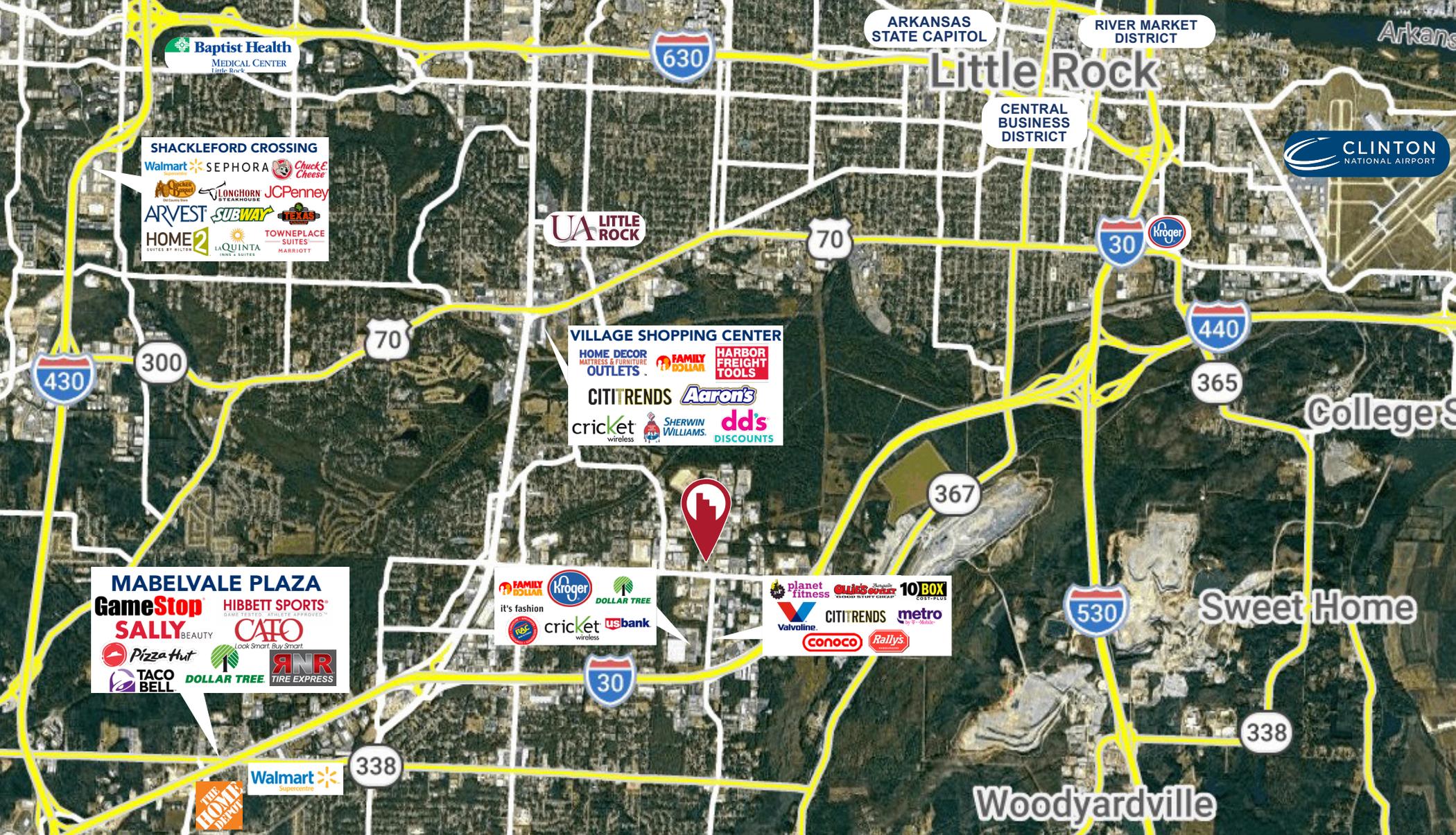
- planet fitness
- OLIE'S OUTLET
- 10 BOX COST-PLUS
- Valvoline
- CITITRENDS
- metro by T-Mobile
- conoco
- Rally's

Walmart Supercentre

Edwards FOOD GIANT

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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