

# 4320 E 43rd Street, North Little Rock, AR

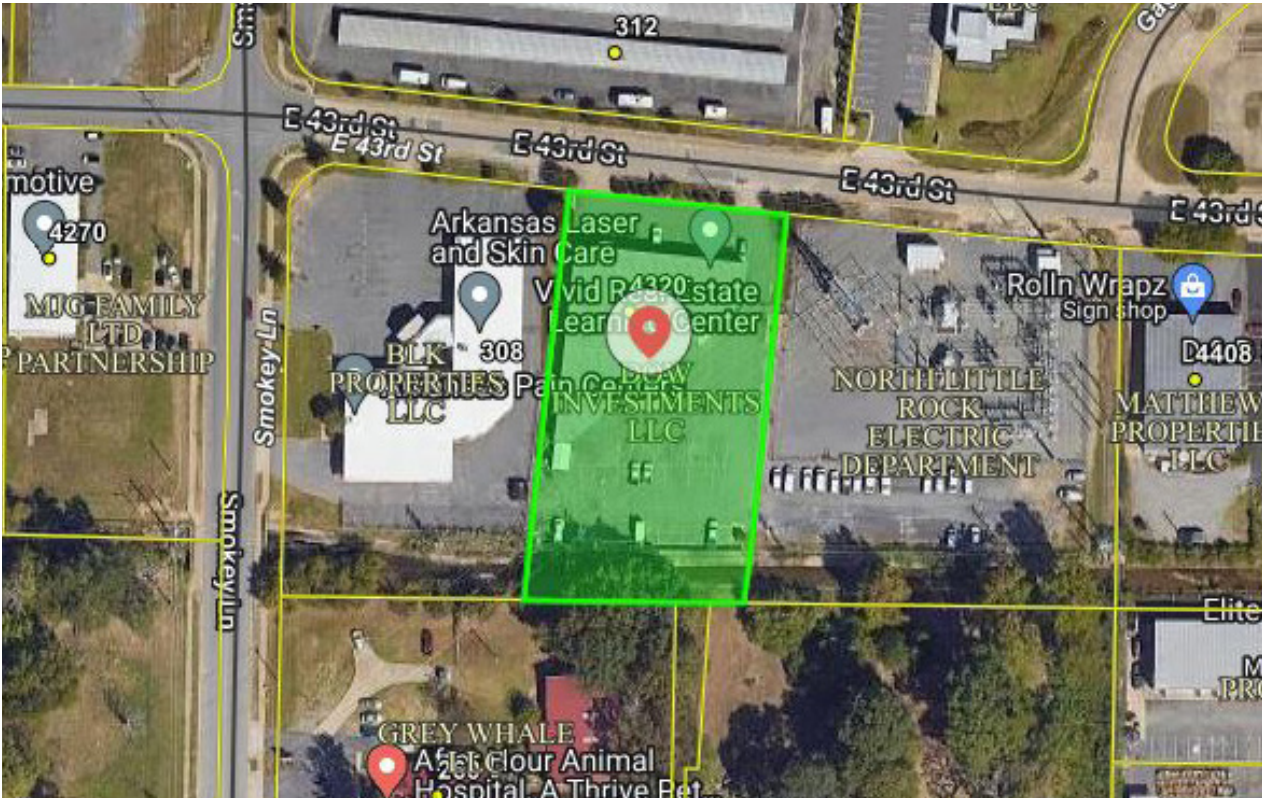


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BUILDING SPECIFICATIONS

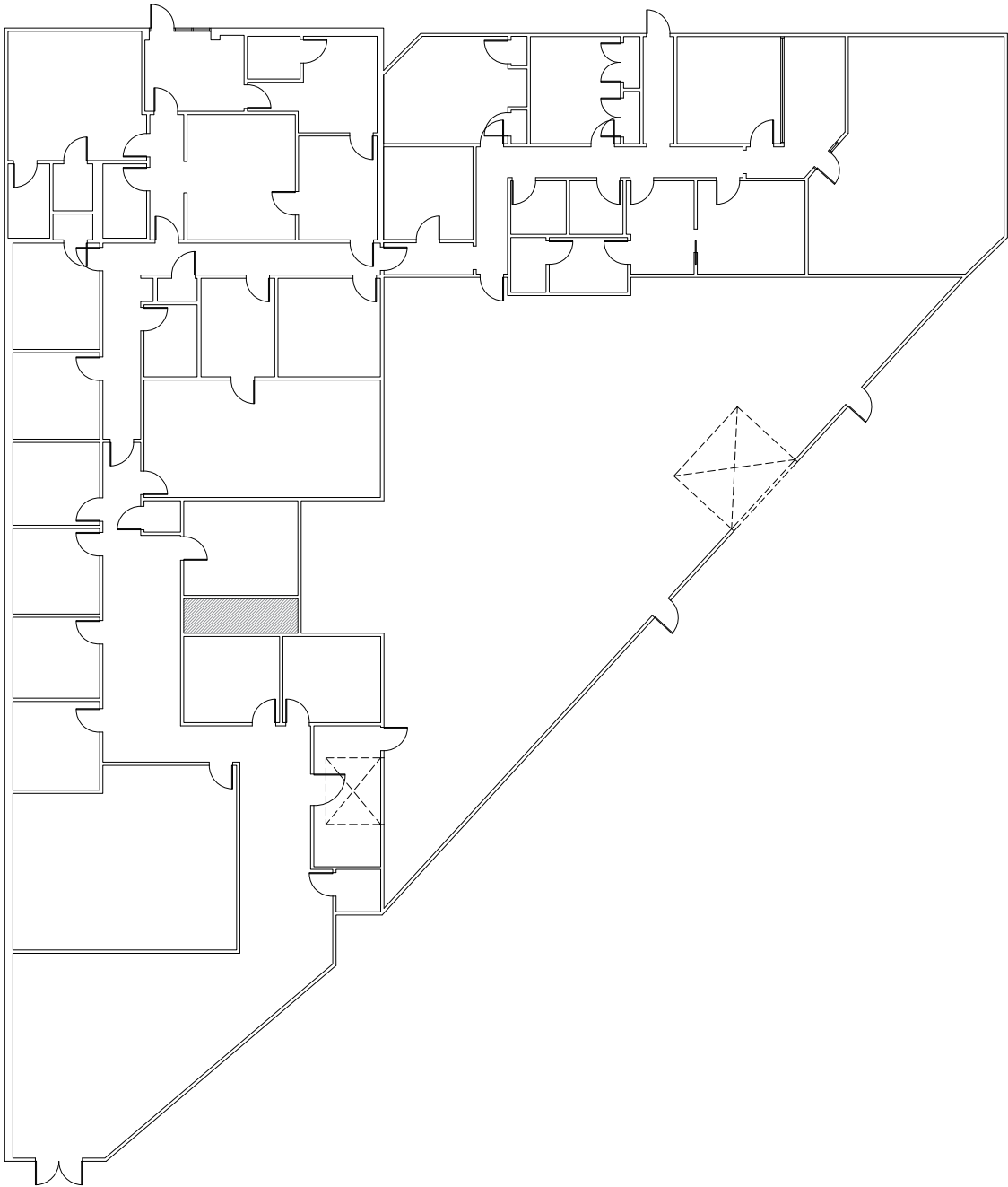
Address	4320 E 43rd Street, North Little Rock, AR
Building size	11,584 SF
Lot size	1.13 acres
Occupancy	7,552 SF available 1/1/26
Price	\$1,705,000
Features	<ul style="list-style-type: none"><li>Flex office/warehouse space</li><li>Total building can be made available with no-notice or assumed with existing income from a long term tenant in 4,032 SF</li><li>Zoned: I-2</li><li>Quick access to I-57</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



Floor plan





**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





AT A GLANCE

# Colliers | Arkansas

Colliers

Colliers | Arkansas is the largest commercial real estate firm in Arkansas with more than 130 employees strategically located in Little Rock, Rogers, Hot Springs, and Conway to serve clients in Arkansas and beyond. Founded in 1971 as Barnes, Quinn, Flake & Anderson, other predecessor firms include IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and most recently, Gehrki Commercial Real Estate. Members of these firms came together in 2004 to join Colliers and Colliers | Arkansas, is now the leader in full-service commercial real estate services in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 23 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

## CORE SERVICES

Our comprehensive portfolio of services includes:

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

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

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

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\*

**3** offices in Little Rock, Northwest Arkansas & Hot Springs

**134** professionals & staff

**24** brokers

Over **23** million square feet under management

**572** lease & sale transactions

Over **\$381** million total sales

Over **\$465** million total leases

\*Based on 2024 results

## Colliers is in 70 countries\*\*

> US \$4.5 billion in annual revenue

> 22,000+ professionals and staff

> 2 billion square feet under management

> 46,000 lease & sale transactions

> \$99 billion assets under management

\*\*All statistics are for 2024, are in U.S. dollars and include affiliates

## OFFICES

### Little Rock

1 Allied Dr., Ste. 1500  
Little Rock, AR 72202  
1.501.372.6161

### Northwest Arkansas

3503 S 55th St., Ste. 200  
Rogers, AR 72758  
1.479.636.9000

### Hot Springs

835 Central Ave., Ste. 200  
Hot Springs, AR 71901  
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