



Asking Price:

\$12.00

PSF GROSS

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Colliers | Arkansas
1 Allied Drive, Suite 1500
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FOR LEASE

Northeast Business Center for Lease

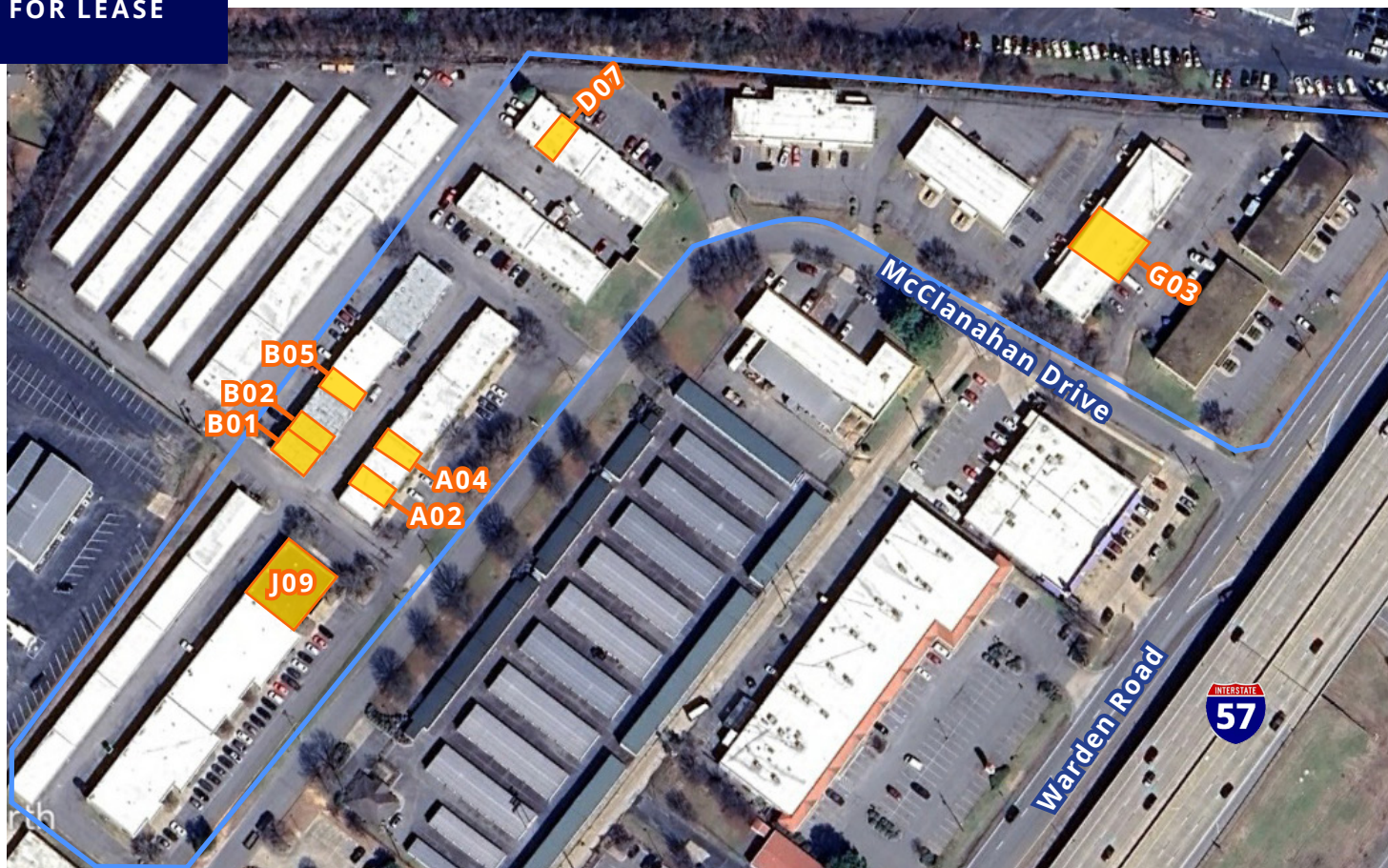
**5105, 5305, 5309, & 5313 McClanahan Drive
and 5301 Warden Road, North Little Rock, AR**

Features

- Suites available from 800 SF - 2,025 SF
- Lease rate: \$12.00/SF, Gross + utilities
- Multipurpose flex/warehouse space
- Quick and easy access to I-57 and minutes from the I-57/I-40 interchange
- Approximately 82,000 vehicles per day on I-57

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FOR LEASE



AVAILABLE SUITES

Suite	Size
A02	800 SF
A04	800 SF
B01	800 SF
B02	800 SF
D07	800 SF
B05	800 SF
G03	2,025 SF
J09	1,920 SF



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FOR LEASE

SITE



Area Demographics

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Estimated Population (2025)

1 Mile	3 Mile	5 Mile
5,529	49,791	92,845



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,425	21,893	40,821



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$114,575	\$92,806	\$83,522

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