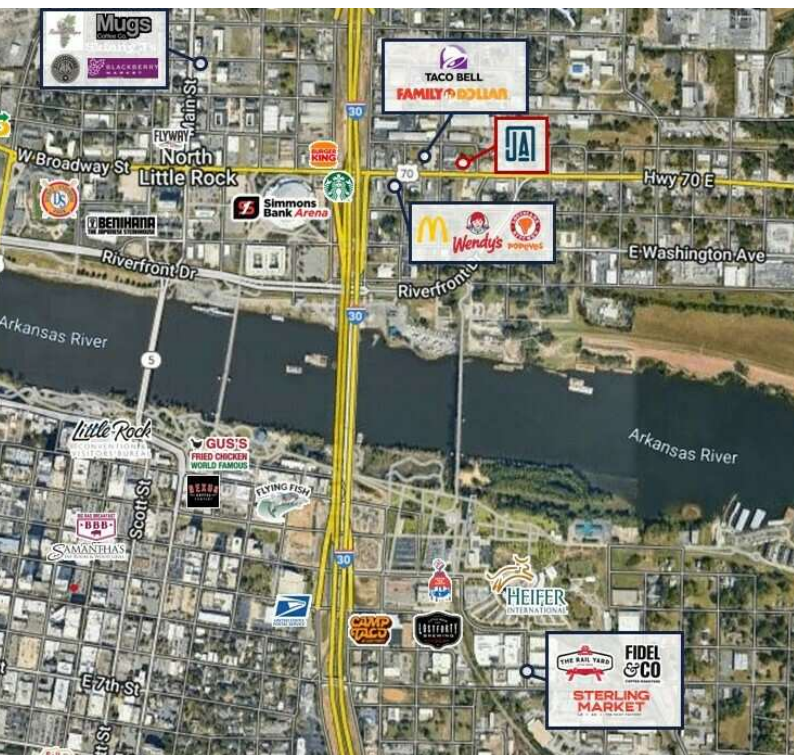


**815 E BROADWAY ST**  
NORTH LITTLE ROCK, AR 72114



## PROPERTY DESCRIPTION

Presenting a unique opportunity for investors or developers. This 1.14-acre parcel is located along a high-traffic corridor in North Little Rock, making it ideal for industrial, commercial, retail, or redevelopment. Currently, the property hosts two industrial buildings prime for redevelopment.

## PROPERTY HIGHLIGHTS

- Opportunity to acquire adjoining .51-acre parcel, enabling purchase of the entire block
- Proximity to major transportation routes for efficient logistics and distribution
- High visibility in a thriving industrial and retail corridor
- Traffic Counts: E Broadway Street (20,000 AADT) and I-30 (127,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,312	20,754	51,120
Total Population	3,972	42,293	110,669
Average HH Income	\$65,196	\$68,196	\$74,945

**KEVIN MCCOLLUM**

501.912.7620

kmccollum@jonesaur.com

**BRITT STROTH**

501.301.0113

bstroth@jonesaur.com



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