



FOR SALE

Northeast Mini Storage

5301 MCCLANAHAN DRIVE, NORTH LITTLE ROCK, AR

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Offering Memorandum

1 Allied Drive, Suite 1500,
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BUILDING SPECIFICATIONS

Building Size **53,344 total SF**

Units **366**

Lot Size **+/- 2.56 acres**

Occupancy **75%**

Zoning **C-4**

CONTACT BROKER FOR PRICING

UNIT MIX

Row #	Size	Drive Up	# Units	Unit Size	Total Size
1	10 x 10	x	58	100	5,800
2	10 x 15	x	49	150	7,350
3	10 x 20	x	42	200	8,400
4	10 x 25	x	18	250	4,500
5	12 x 25	x	20	300	6,000
6	12 x 30	x	31	360	11,160
7	15 x 10	x	2	150	300
8	5 x 10	x	65	50	3,250
9	5 x 15	x	71	75	5,325
10	5 x 25	x	1	125	125
11	9 x 14	x	9	126	1,134



\$378,730
OPERATING REVENUE



\$112,741
OPERATING EXPENSES



\$265,989
NET OPERATING INCOME
Financials assume 92% occupancy

THE PROPERTY

Northeast Mini Storage, located at 5301 McClanahan Drive in North Little Rock, Arkansas, presents an opportunity to acquire a well-established self-storage facility in the heart of the highly desirable Lakewood submarket. The property consists of 366 storage units and has built a longstanding reputation for providing secure, convenient storage solutions to both residential and commercial customers throughout North Little Rock and the surrounding communities.

Ideally situated with excellent access to I-57, McCain Boulevard, and Interstate 40, the facility benefits from strong visibility, a dense surrounding population, and consistent customer demand. With its established operating history, strategic infill location, and stable tenant base, Northeast Mini Storage offers investors the opportunity to acquire a proven income-producing asset with continued upside through rental rate optimization, operational efficiencies, and strong long-term market fundamentals. The facility features secure gated access, video surveillance, and convenient drive-up units, making it an attractive storage solution for the growing North Little Rock market.

FEATURES

- 366 self-storage units
- Established operating history
- Prime Lakewood location
- Secure gated access
- 24/7 tenant access
- Video surveillance system
- Convenient drive-up units
- Wide drive aisles for easy maneuverability
- On-site leasing office
- Professional property management
- Excellent visibility and accessibility
- Located minutes from I-40, I-30 & I-57
- Dense residential population base
- Strong repeat & referral customer base
- Opportunity for revenue growth through rate optimization
- Proven income-producing asset

Detailed financials available upon request

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Neighborhood map

Area Demographics (2026)

ESTIMATED POPULATION

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

ESTIMATED HOUSEHOLDS

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

EST. AVG HOUSEHOLD INCOME

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



Property photos



Market Overview

Central Arkansas is at the convergence of Arkansas' other geographic regions making it an important population, economic, education and political center in Arkansas and the South. The region has an estimated population of 769,258 and is served by Bill and Hillary Clinton National Airport.

Central Arkansas is home to a number of institutes of higher education. The University of Arkansas for Medical Sciences is Arkansas' premier medical school and medical research center. UA Little Rock features more than 100 undergraduate and 60 graduate degrees. Other colleges and universities include Philander Smith College, Pulaski Technical College, Arkansas Baptist College, the Clinton School of Public Service, Lyon College School of Dental Medicine, University of Central Arkansas, Hendrix College, and Central Baptist College.

Some of the largest employers in the state are located in central Arkansas. Dillard's Department Stores, Stephen's Inc., Simmons Bank, Bank OZK and Arkansas Children's Hospital are all headquartered in the area. Dassault Falcon Jet Corp., Caterpillar Inc., FIS Global, Acxiom, LM Wind Power, and L'Oreal USA Products, Inc., all have large production facilities and offices in the area.

Central Arkansas is also home to some of Arkansas' best historical and cultural attractions including the Arkansas Museum of Fine Arts, the William J. Clinton Presidential Center which includes the Clinton Presidential Library and the Clinton Foundation. South of Little Rock, the Toltec Mounds Archeological State Park offers a view into Arkansas' ancient history. Due to the area's unique geographical location, there are many natural attractions nearby including Pinnacle Mountain, Lake Maumelle and Holland Bottoms.

About Central Arkansas

FAST FACTS

769,258
MSA Population



Capital City
of Arkansas

2

FORTUNE 500
companies: Dillard's
Department Stores
and Windstream

10 Colleges



UA Little Rock, University of Arkansas for Medical Sciences, Philander Smith College, Arkansas Baptist College, Pulaski Technical College, Clinton School of Public Service, Lyon College School of Dental Medicine, University of Central Arkansas, Hendrix College, and Central Baptist College

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