



PRICE IMPROVEMENT!

**FOR
SALE**

**INCOME-PRODUCING FLEX WAREHOUSE
BUILT IN 2018 | FULLY OCCUPIED | OPPORTUNITY ZONE**

 **1112 W. 9TH STREET | NORTH LITTLE ROCK, AR**

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

JOHN LINDSEY
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PROPERTY INFORMATION

Built in 2018 and fully occupied by three tenants, this 6,720 SF $\pm$ flex warehouse offers immediate income and long-term investment potential. The building is divided into three 2,056 SF $\pm$ suites, providing flexibility for tenants while supporting stable cash flow. The property features heated and cooled warehouse space, 18-foot clear heights, and grade-level access, providing functionality for a variety of industrial users. Situated on 0.33 Acres $\pm$, the site includes reinforced concrete paving, exterior lighting, a 6-foot wood privacy fence, and a secured wood gate. **Located directly on Pike Avenue with excellent visibility and approximately 22,000 vehicles per day (VPD)**, the property benefits from outstanding exposure in a high-traffic corridor. **Located within an Opportunity Zone**, this modern industrial asset combines stable occupancy with practical design and strong operational appeal.

> SALE PRICE

~~\$850,000~~
\$799,000

> ZONING

C-6

> BUILDING SIZE

6,720 SF $\pm$

> LAND AREA

0.33 ACRES $\pm$



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DEMOGRAPHICS

CATEGORY	METRIC	1 MILE	3 MILES	5 MILES
Employees	Total 2024	12,556	71,891	128,935
Household Income	2024 Median Income	\$46,412	\$52,685	\$55,248
Population	2024 Population	14,314	86,887	157,733

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