

FOR SALE or GROUND LEASE

RETAIL/OFFICE PROPERTY
WITH RE-DEVELOPMENT POTENTIAL

Offered Exclusively By:

Crest Realty Advisors

Property Location: 7214 Cantrell Rd
Little Rock, Arkansas 72207 (Former Ken Rash Casual Furniture Location)

Sale Price: \$795,000

Ground Lease: \$75,000/year; NNN; 15-yr min lease term; acceptable tenant

Land Size: Approximately 0.925 acres

Building Size: Approximately 17,330 sf
6,400 sf +/- former showroom & office on 2 levels
10,930 sf +/- warehouse on 3 levels

Year Built: 1969

Construction: Masonry & frame

NOTE: Adjacent land owned by Arkansas Hwy Dept. might be available for purchase.

For Additional Information & Appointment to Tour the Property

Contact:

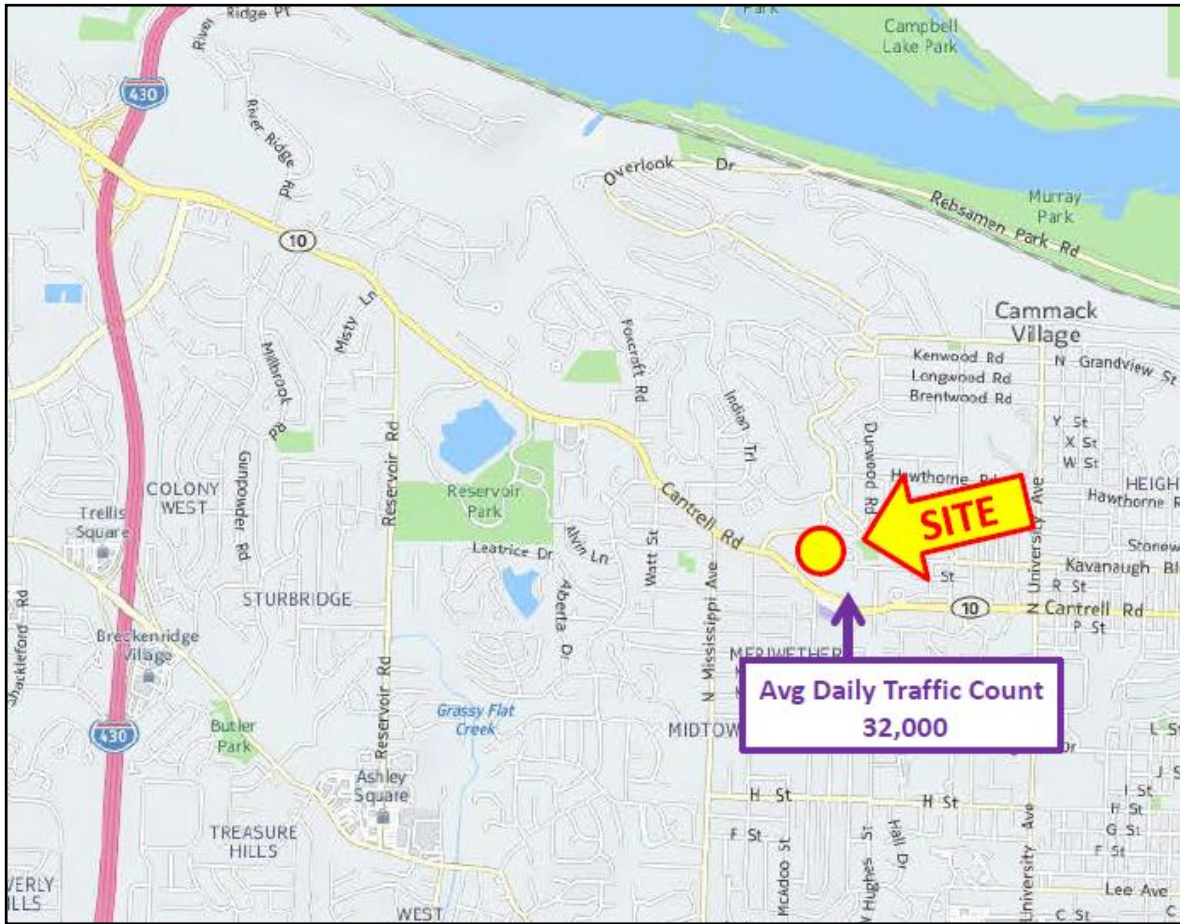
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DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



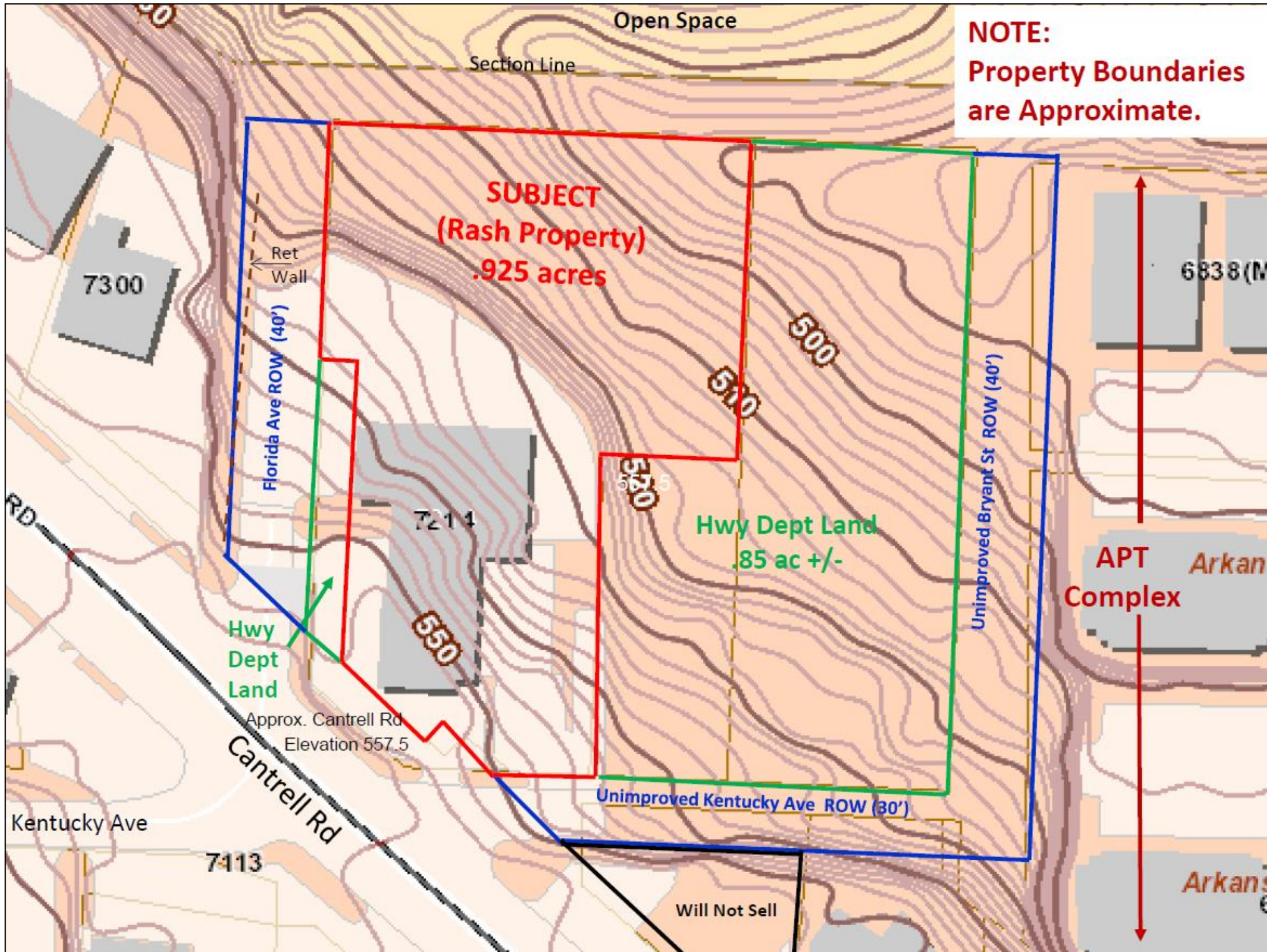
NEIGHBORHOOD AERIAL



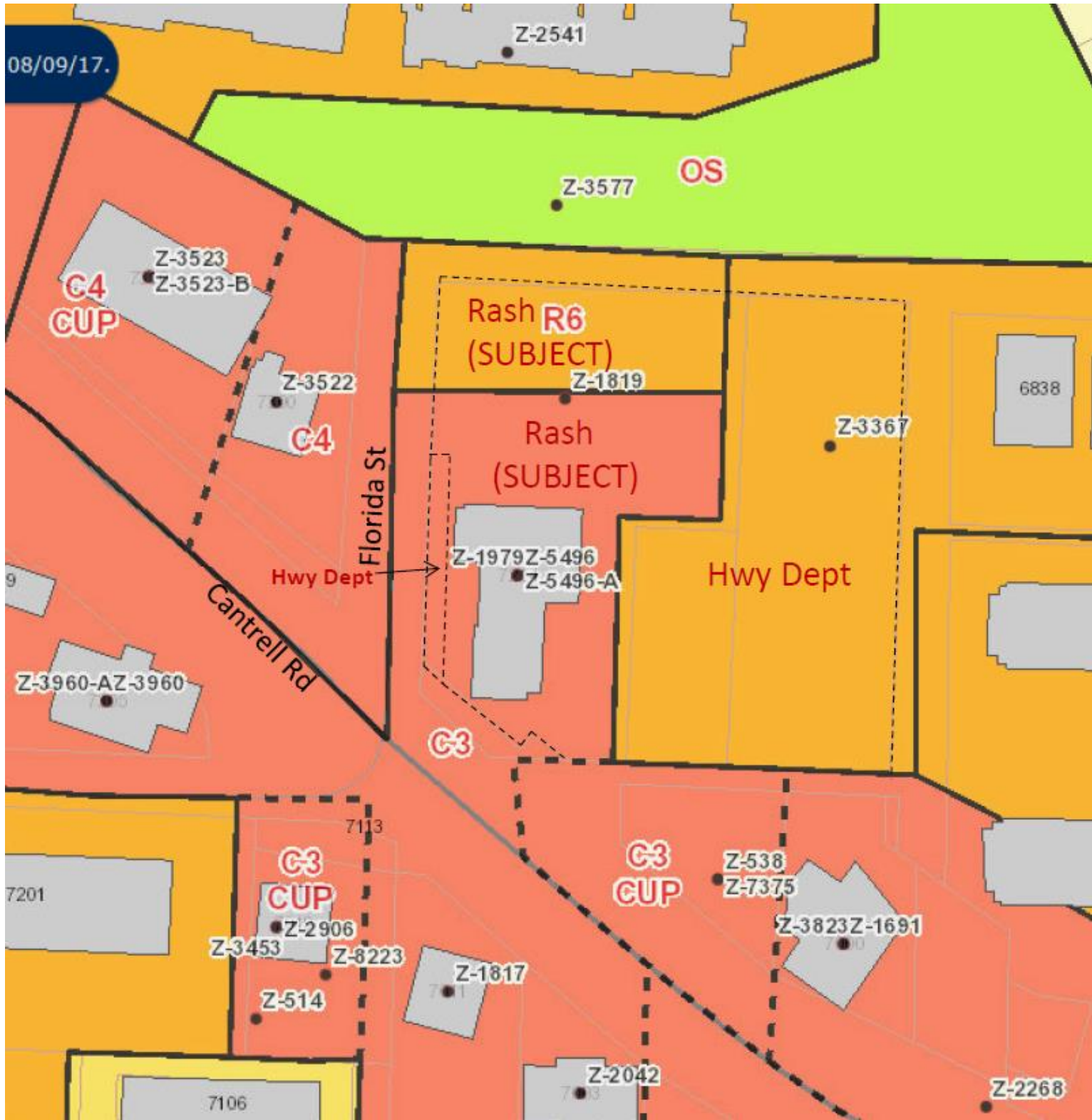
CLOSE AERIAL SHOWING APPROXIMATE SUBJECT PROPERTY & ADJACENT PROPERTY



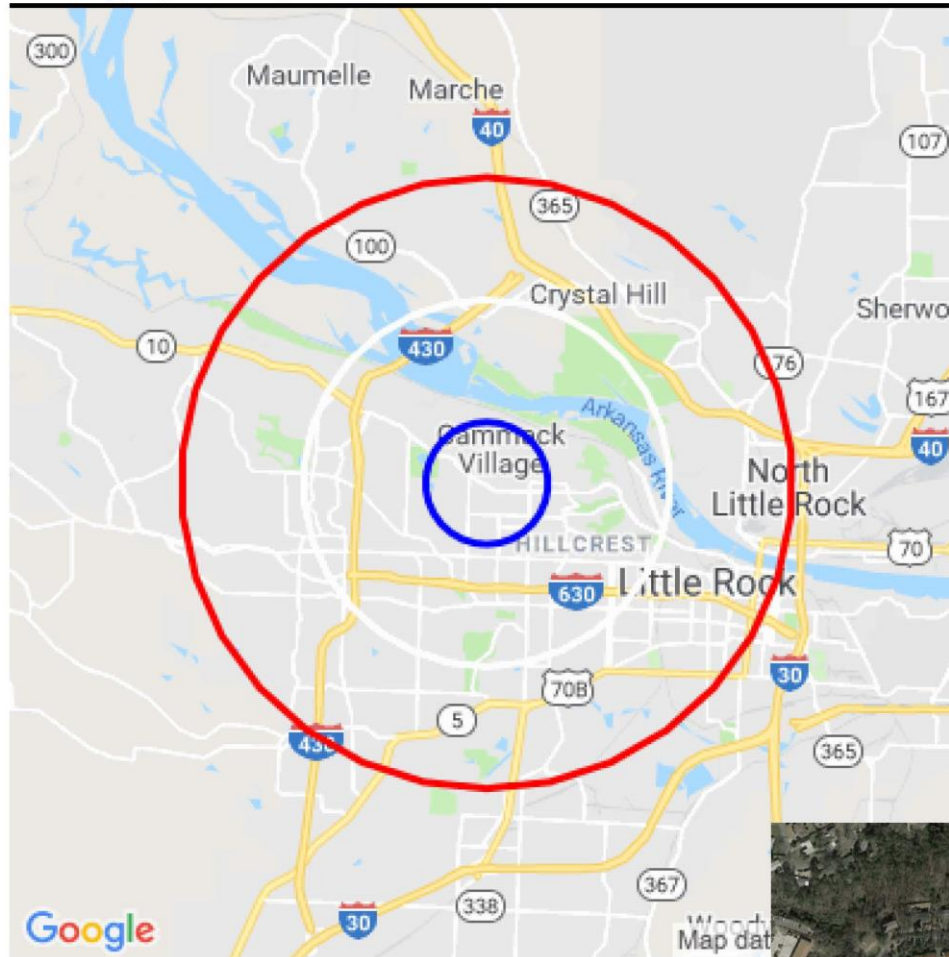
2' CONTOURS FROM COUNTY GIS SITE (Note: Not to be relied upon for the purchase of the property)



ZONING MAP



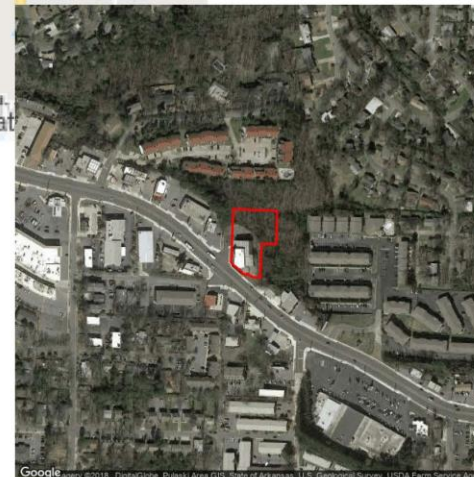
Demographic Report



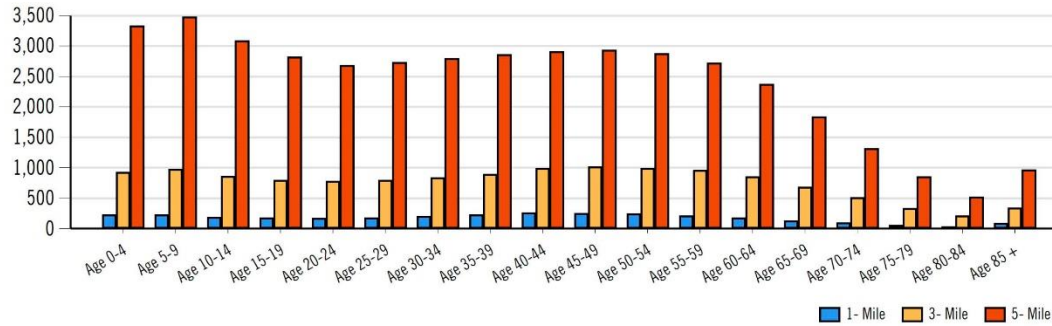
7214 Cantrell Rd

Population

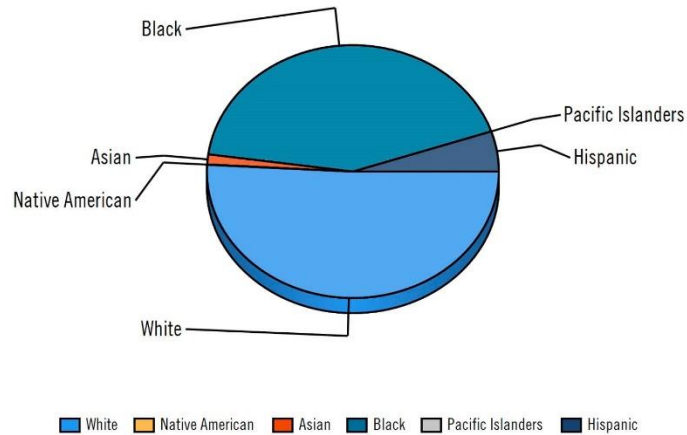
Distance	Male	Female	Total
1- Mile	1,428	1,783	3,211
3- Mile	6,428	7,402	13,830
5- Mile	20,805	22,371	43,175



Population by Distance and Age (2015)



Ethnicity within 5 miles



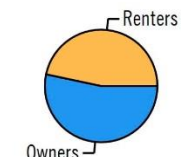
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

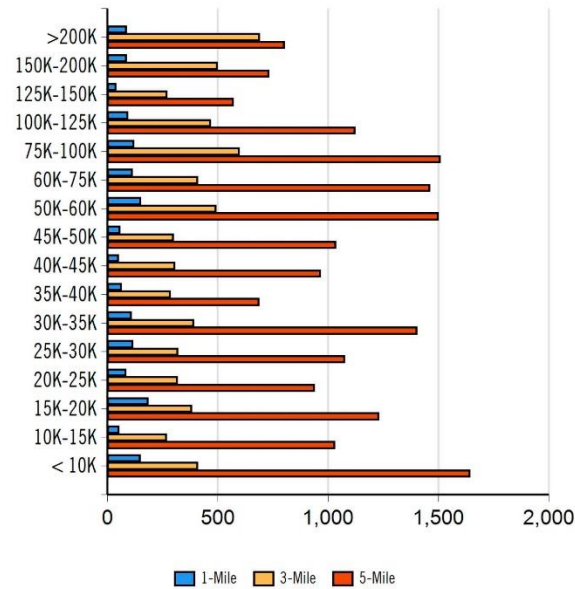
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,729	76	2.10 %
3-Mile	7,201	195	1.94 %
5-Mile	19,744	893	5.10 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	37	0	45	73	32	160	0	121	140	662	180	76	65
3-Mile	88	0	225	371	195	741	294	327	845	2,200	625	576	402
5-Mile	164	4	824	1,407	623	2,025	874	716	1,955	5,780	1,828	1,496	1,241

Household Income



Radius	Median Household Income
1-Mile	\$71,015.50
3-Mile	\$65,980.00
5-Mile	\$48,888.36

Radius	Average Household Income
1-Mile	\$82,940.75
3-Mile	\$78,137.13
5-Mile	\$56,452.52

Radius	Aggregate Household Income
1-Mile	\$100,865,600.17
3-Mile	\$537,428,944.91
5-Mile	\$1,106,823,644.83

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,234	9,564	28,056
High School Grad	404	1,545	6,311
Some College	572	2,143	6,407
Associates	126	446	1,244
Bachelors	564	2,845	5,391
Masters	184	849	1,872
Prof. Degree	120	677	1,013
Doctorate	56	250	350

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	25 %	57 %	112 %
Teen's	40 %	62 %	90 %
Expensive Homes	0 %	125 %	49 %
Mobile Homes	3 %	7 %	29 %
New Homes	7 %	21 %	43 %
New Households	77 %	90 %	93 %
Military Households	18 %	42 %	35 %
Households with 4+ Cars	3 %	26 %	39 %
Public Transportation Users	20 %	29 %	58 %
Young Wealthy Households	30 %	63 %	43 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	69,217,721		325,892,381		778,417,575	
Average annual household	50,937		48,965		41,506	
Food	6,653	13.06 %	6,426	13.12 %	5,551	13.37 %
Food at home	4,070		3,984		3,564	
Cereals and bakery products	571		557		498	
Cereals and cereal products	199		194		175	
Bakery products	372		362		323	
Meats poultry fish and eggs	849		831		756	
Beef	210		204		184	
Pork	150		150		139	
Poultry	161		157		143	
Fish and seafood	141		136		121	
Eggs	60		59		55	
Dairy products	425		412		361	
Fruits and vegetables	798		779		692	
Fresh fruits	123		120		107	
Processed vegetables	144		143		131	
Sugar and other sweets	147		145		130	
Fats and oils	122		121		108	
Miscellaneous foods	755		742		662	
Nonalcoholic beverages	348		344		315	
Food away from home	2,582		2,442		1,986	
Alcoholic beverages	409		387		309	
Housing	17,978	35.29 %	17,439	35.62 %	15,277	36.81 %
Shelter	11,008		10,651		9,248	
Owned dwellings	6,827		6,564		5,335	
Mortgage interest and charges	3,542		3,413		2,725	
Property taxes	2,179		2,083		1,681	
Maintenance repairs	1,105		1,067		928	
Rented dwellings	3,152		3,173		3,247	
Other lodging	1,029		913		665	
Utilities fuels	3,931		3,906		3,602	
Natural gas	421		415		371	
Electricity	1,544		1,536		1,448	
Fuel oil	160		155		135	
Telephone services	1,214		1,215		1,118	
Water and other public services	590		584		527	
Household operations	1,272	2.50 %	1,192	2.43 %	972	2.34 %
Personal services	411		375		285	
Other household expenses	856		813		680	
Housekeeping supplies	656		627		540	
Laundry and cleaning supplies	160		157		142	
Other household products	377		358		303	
Postage and stationery	120		111		95	
Household furnishings	1,109		1,061		913	
Household textiles	87		80		62	
Furniture	174		166		161	
Floor coverings	0		3		6	
Major appliances	135		139		131	
Small appliances	108		101		85	
Miscellaneous	603		570		467	
Apparel and services	1,551	3.04 %	1,459	2.98 %	1,243	2.99 %
Men and boys	343		319		252	
Men 16 and over	277		259		202	
Boys 2 to 15	65		59		49	
Women and girls	614		574		488	



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Women 16 and over	529	491	410
Girls 2 to 15	85	83	77
Children under 2	95	92	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	69,217,721		325,892,381		778,417,575	
Average annual household	50,937		48,965		41,506	
Transportation	6,432	12.63 %	6,288	12.84 %	5,484	13.21 %
Vehicle purchases	1,148		1,114		943	
Cars and trucks new	184		184		153	
Cars and trucks used	928		887		747	
Gasoline and motor oil	2,101		2,103		1,911	
Other vehicle expenses	2,576		2,523		2,214	
Vehicle finance charges	196		198		172	
Maintenance and repairs	881		852		732	
Vehicle insurance	1,053		1,061		948	
Vehicle rental leases	395		372		298	
Public transportation	608		546		415	
Health care	3,749	7.36 %	3,690	7.54 %	3,261	7.86 %
Health insurance	2,201		2,183		1,955	
Medical services	757		741		621	
Drugs	403		402		359	
Medical supplies	128		122		104	
Entertainment	2,889	5.67 %	2,785	5.69 %	2,335	5.63 %
Fees and admissions	689		628		459	
Television radios	989		986		900	
Pets toys	963		917		768	
Personal care products	669		638		537	
Reading	81		75		62	
Education	1,651		1,425		1,039	
Tobacco products	355		362		361	
Miscellaneous	866	1.70 %	842	1.72 %	709	1.71 %
Cash contributions	1,493		1,471		1,244	
Personal insurance	6,417		5,913		4,309	
Life and other personal insurance	233		221		178	
Pensions and Social Security	6,183		5,692		4,130	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2000	Change	2000	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	2,607	2.77 %	2,531	1,241	1,161	1,266	1,341	295
3-Mile	2015	12,348	0.68 %	11,677	4,494	6,931	6,714	5,634	524
5-Mile	2015	23,294	-2.23 %	22,648	7,718	13,892	12,919	10,375	2,335
1-Mile	2020	2,619	2.79 %	2,531	1,250	1,162	1,270	1,349	446
3-Mile	2020	12,390	1.26 %	11,677	4,514	6,943	6,760	5,630	1,253
5-Mile	2020	23,725	-0.18 %	22,648	7,839	14,167	13,214	10,511	3,420



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