



For Sale

INDUSTRIAL PROPERTY

106 S Cross Street
Little Rock, AR



Moses Tucker
PARTNERS

501.376.6555 | mosestucker.com

Eric Nelson
Principal & Vice President of Brokerage
501.951.1802
enelson@mosestucker.com

Matt Beachboard
Brokerage Director
501.993.1576
mbeachboard@mosestucker.com

Offering Summary

SALE PRICE:	\$725,000
PRICE PER SF:	\$51.91/SF
BULDING SIZE:	±13,965 SF
LOT SIZE:	±1.11 Acres
YEAR BUILT:	1972
ZONING:	CZD – Capitol Zoning District
CEILING HEIGHT:	10' under beam 12' at centerline

Property Highlights

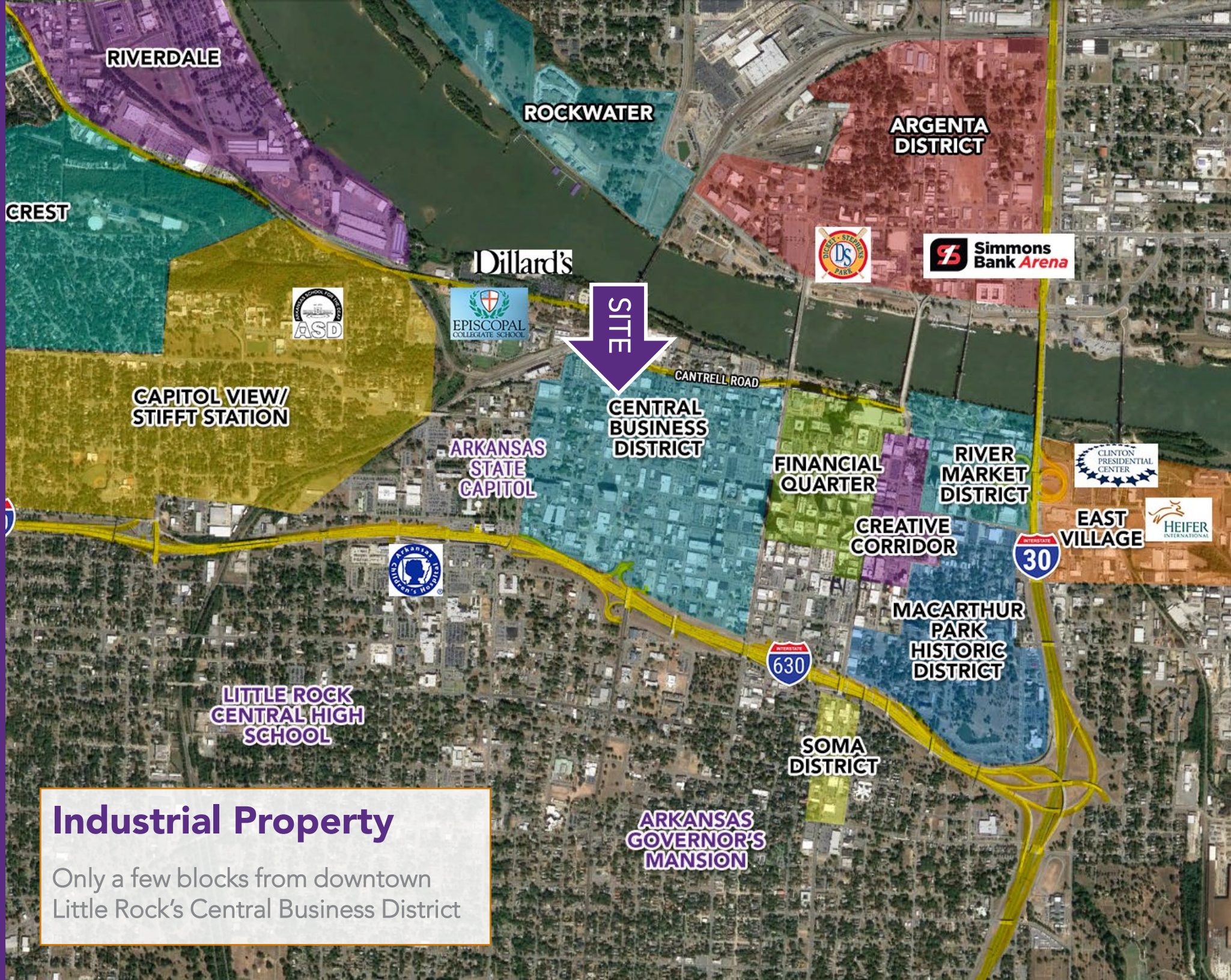
- Downtown development opportunity
- Warehouse and vacant land available
- Recent redevelopments done in surrounding area
- Only a few blocks from downtown Little Rock's Central Business District
- On the Arkansas River Trail
- Property sits within the Little Rock Arts District



Industrial Property

Warehouse and vacant land available





Industrial Property

Only a few blocks from downtown
Little Rock's Central Business District

Market Overview

Little Rock is the capital and most-populous city in Arkansas. The city is also the county seat of Pulaski County. Little Rock has a Census population of over 197,000 and is considered where "America Comes Together," as 40% of the nation's population and buying power is within a 550-mile radius of the city. The nation's most heavily traveled Interstate, I-40, also runs through Little Rock. The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 "Best Places for Business and Careers."



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	56,453	125,907	305,920
HOUSEHOLDS	25,414	55,456	129,582
AVERAGE AGE	39.1	39.0	38.8
AVERAGE HH INCOME	\$66,871	\$70,001	\$76,537
BUSINESSES	3,359	5,948	11,935
EMPLOYEES	90,033	138,422	249,157

Demographics

Based On 10 Mile Radius Around The Property



305,920

Population

129,582

2021 Households

38.8

Average Age (2021)

\$76,537

Average Household Income

11,935

Businesses (2021)



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave
Suite 501
Little Rock, AR 72201
501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd
Suite 690
Bentonville, AR 72712
479.271.6118

FOR MORE INFORMATION CONTACT:

Eric Nelson

Principal & Vice President of Brokerage
501.951.1802
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Matt Beachboard

Brokerage Director
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DISCLAIMER

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