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# QSR/RETAIL FOR LEASE & LAND FOR GROUND LEASE

## 6600 Corporate Drive, North Little Rock, Arkansas



**±1.05 ACRES  
FOR GROUND LEASE**

**±770 SF QSR/RETAIL  
FOR LEASE**



**Maumelle  
Blvd/AR Hwy 100  
32,000 VPD**

**CONTACT US TODAY**  
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## Property Understanding

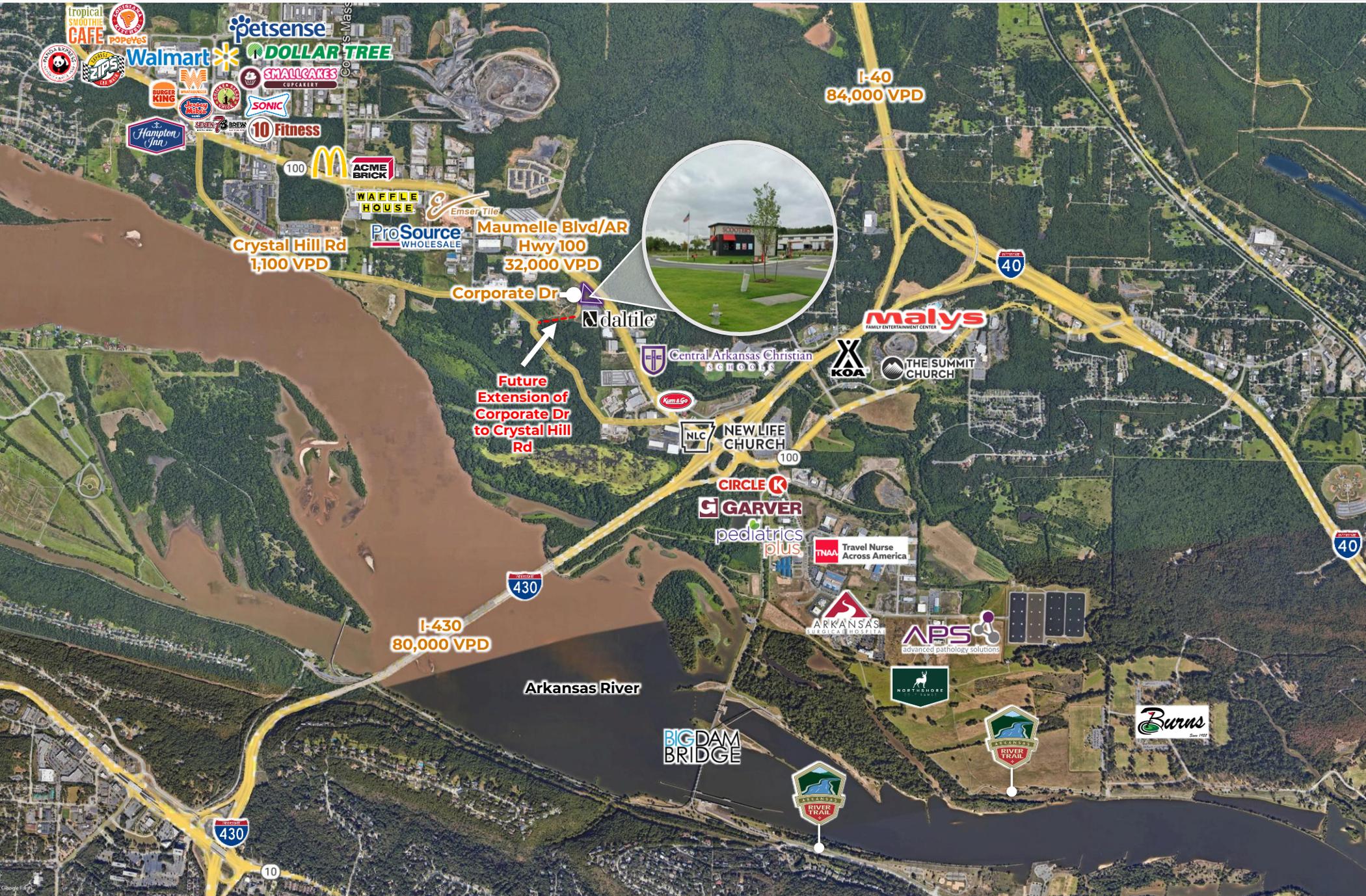
### OVERVIEW

|   |  |
|---|--|
| <b>Offering</b>                           | QSR/Retail For Lease & Land For Ground Lease   |
| <b>Lease Rate/Type</b>                    | Contact Agent                                  |
| <b>Address</b>                            | 6600 Corporate Dr, North Little Rock, AR 72113 |
| <b>Property Type</b>                      | QSR/Retail & Land                              |
| <b>Land Lot Size</b>                      | ±1.05 Acres                                    |
| <b>QSR/Retail Building &amp; Lot Size</b> | ±770 SF   ±0.56 Acres                          |
| <b>Year Built</b>                         | 2023   |
| <b>Zoning</b>                             | C-4  |
| <b>Traffic Count</b>                      | Maumelle Blvd/AR Hwy 100 – 32,000 VPD          |

### PROPERTY HIGHLIGHTS

- **Turnkey QSR / Retail Opportunity:** ±770 SF freestanding building with existing drive-thru infrastructure, ideal for a quick-service restaurant, coffee, or convenience-oriented retail user in a high-visibility, growth-oriented submarket.
- **Developable Land Opportunity:** Highly visible ±1.05-acre site available for ground lease along Maumelle Blvd/AR Hwy 100.
- **Infrastructure Expansion:** The forthcoming southwest extension of Corporate Drive to Crystal Hill Road, in anticipation of future development, will enhance connectivity and increase accessibility to surrounding residential, multifamily, and dense retail corridors.
- **High-Traffic Arterial Exposure:** ±336 feet of frontage along Maumelle Blvd / AR Hwy 100, which sees 32,000 VPD, providing exceptional daily visibility and brand exposure – prominent signage opportunities from Maumelle’s primary commercial corridor.
- **Strategic Regional Access:** Located approximately 1 mile from Interstate 430 and 2 miles from the I-430 / I-40 interchange.
- **Proximity to Major Retail Drivers:** Minutes from Maumelle’s dense retail corridor, anchored by national brands including Walmart Supercenter, Whataburger, and more.
- **Dense Showroom & Business District:** Positioned within a well-established showroom and commercial cluster, surrounded by Metro Appliances & More, Pella Windows & Doors, TEC Electric, Daltile, Emser Tile, ProSource, and other traffic-generating users.





## LOOKING SOUTHEAST



Downtown Little Rock

APS  
advanced pathology solutions

NORTHSHORE

ARKANSAS  
SURGICAL HOSPITAL

BIG DAM  
BRIDGE

Arkansas River

430

NLC  
NEW LIFE CHURCH

CIRCLE K

430

Central Arkansas Christian

GARVER

MAVERIK

Pella

METRO  
APPLIANCES & MORE

nexAir

O'Reilly  
AUTO PARTS

MODERN  
STORAGE

TECELECTRIC

CARPET BARN

Airco  
SERVICE

Crystal Hill Rd  
1,100 VPD

LFC  
Tru-Fab Co.  
Metal Products

Maumelle Blvd/AR Hwy 100  
32,000 VPD

daltile

±336' of frontage

±1.05 ACRES  
FOR GROUND LEASE

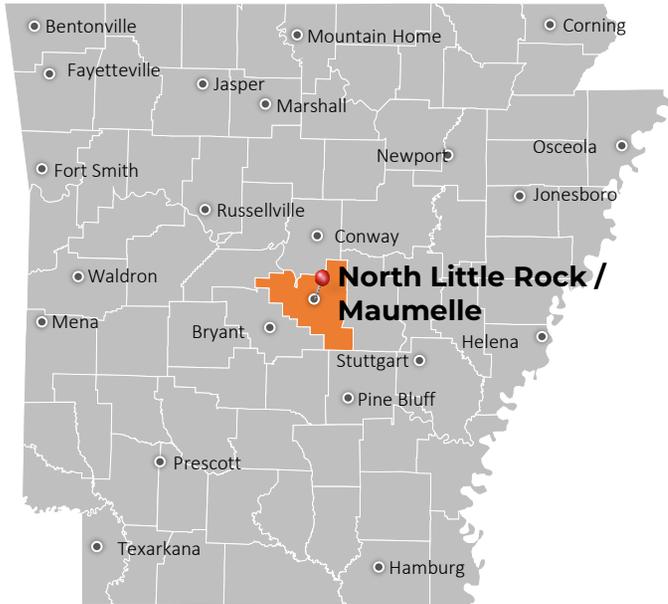
±770 SF QSR/RETAIL  
FOR LEASE

Future  
Extension of  
Corporate Dr  
to Crystal Hill  
Rd





## North Little Rock/Maumelle



The subject property is strategically located between Maumelle and North Little Rock, two of Central Arkansas's most established and high-growth markets. With immediate access to Interstate 430 and close proximity to Interstate 40, the area offers excellent regional connectivity to Little Rock, Conway, and the greater Little Rock–North Little Rock metropolitan area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

Maumelle is a desirable suburban community characterized by strong household incomes, high homeownership, and proximity to major employment and logistics hubs, including Dillard's Fulfillment Center, Molex, and regional distribution facilities. North Little Rock serves as a key economic and entertainment hub, featuring a diverse mix of retail, office, and residential uses anchored by the Argenta Arts District, Simmons Bank Arena, and Dickey-Stephens Park.

Together, these markets create a dense, high-traffic trade area supported by strong demographics, regional employers, and ongoing public and private investment, positioning the subject property to benefit from long-term growth and sustained demand.

### DEMOGRAPHICS\*

|                                 | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               | 21,220    | 99,963    | 293,120   |
| <b>Households</b>               | 9,689     | 45,714    | 128,886   |
| <b>Average Age</b>              | 40.3      | 40.6      | 40.4      |
| <b>Average Household Income</b> | \$101,966 | \$112,661 | \$100,164 |
| <b>Businesses</b>               | 745       | 3,811     | 12,433    |

*\*Demographic details based on property location*

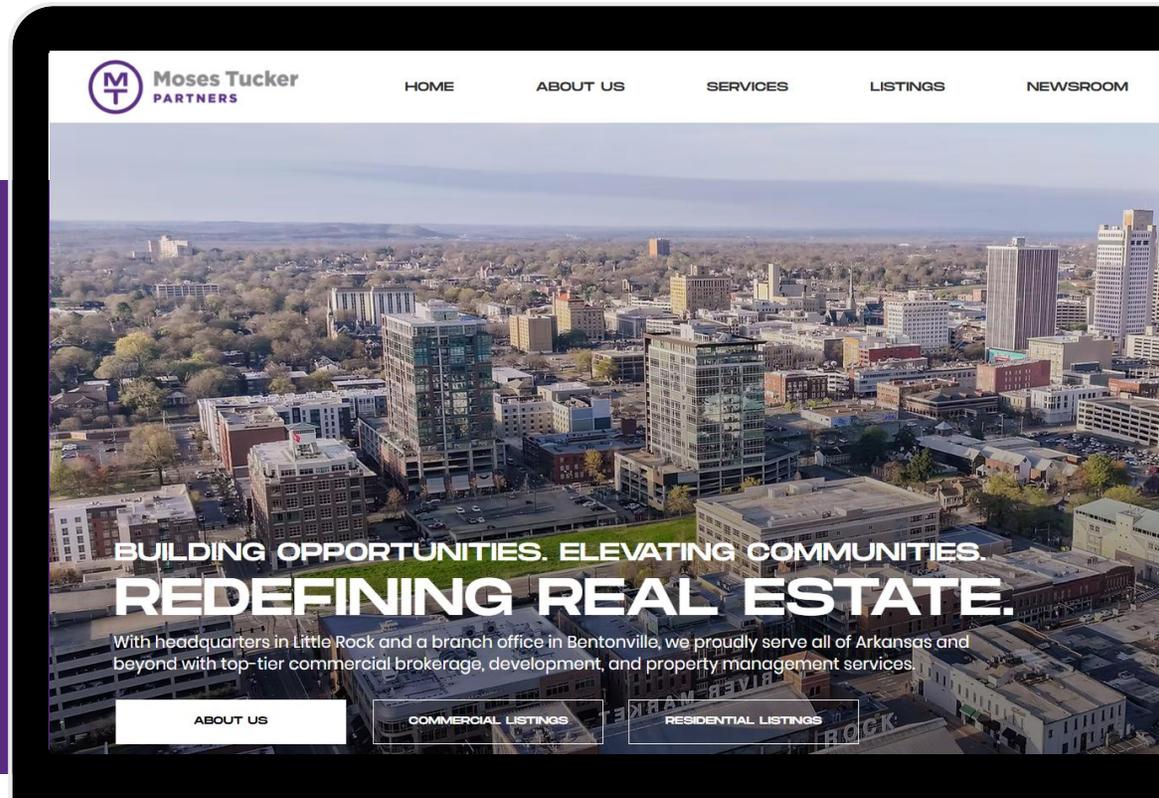
# CONNECT

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