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±3.50 ACRES OF LAND FOR GROUND LEASE

7311 North Hills Blvd, North Little Rock, AR



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Property Understanding

OVERVIEW

Offering For Ground Lease

Address 7311 North Hills Blvd

City/State North Little Rock, AR 72116

Property Type Unimproved Land

Lease Rate/Type Negotiable

Available SF **Total Lot Size - ±3.50 Acres**

- Lot 1 - ±1.40 Acres
- Lot 2 - ±2.10 Acres

Zoning C-3

PROPERTY HIGHLIGHTS

- Retail frontage with excellent visibility on North Hills Blvd
- Two lots available for ground lease
- Easy access from North Hills Blvd, which sees 12,000 vehicles per day and Hwy 107, which sees 21,000 vehicles per day
- Surrounding area is densely populated with commercial and residential businesses, including Kroger, Starbucks, McDonalds, Taco Bell, and a new Circle K on North Hills and Country Club





North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	59,817	95,037	242,544
Households	25,923	41,280	106,443
Average Age	41.0	40.7	40.2
Average Household Income	\$89,628	\$79,166	\$84,761
Businesses	1,741	2,894	10,597

**Demographic details based on property location*

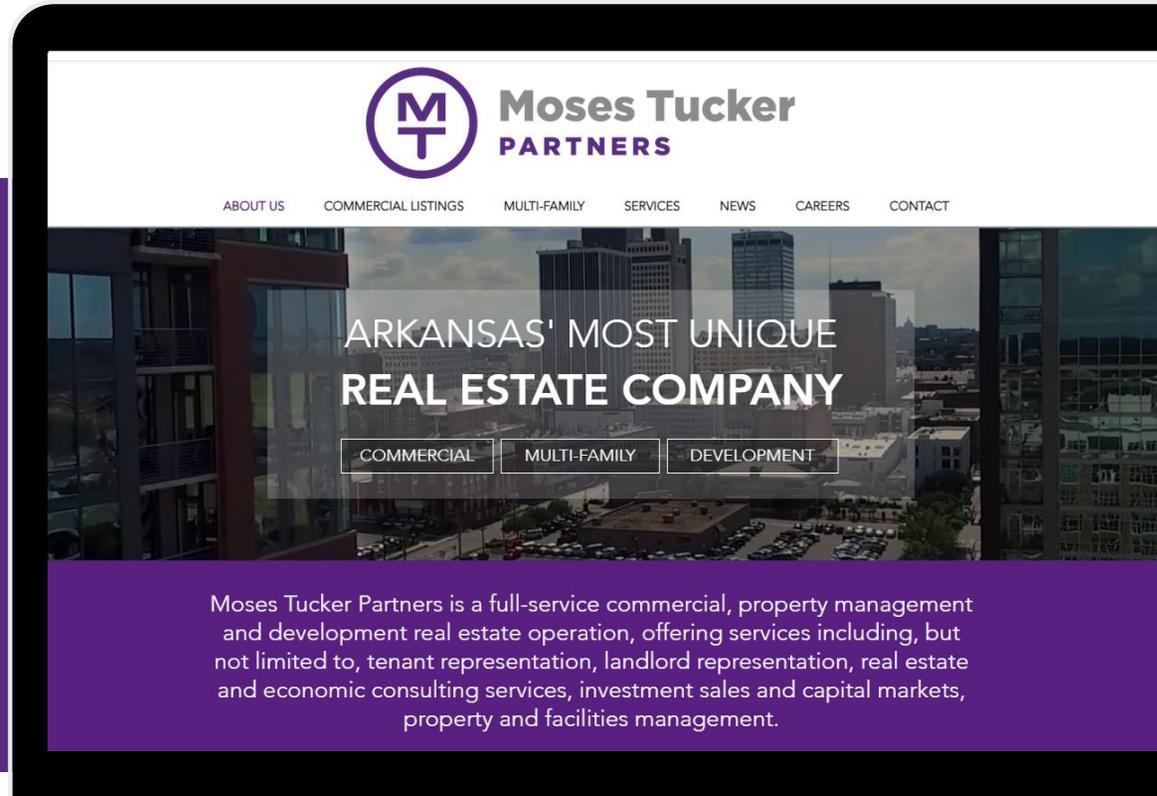
CONNECT

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