

\$50,000 PRICE REDUCTION!



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N. Hills Blvd & Oak Ridge Road | North Little Rock, AR 72116

OFFERING SUMMARY

Sale Price:	\$600,000
Price / SF:	\$1.96
Lot Size:	7.05 Acres
Zoning:	C-3
RE Taxes:	\$2,417

PROPERTY HIGHLIGHTS

- Great commercial development opportunity!
- 850' frontage on North Hills Blvd
320' frontage on Oak Ridge.
- All utilities available
- Traffic Counts:
28,000 VPD - John F. Kennedy Blvd.
11,000 VPD - North Hills Blvd.
10,000 VPD - Country Club Road
- High traffic area near Starbucks, North Hills Shopping Center, Immaculate Conception Church/School, Kroger, The Greens at North Hills, medical & professional offices

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

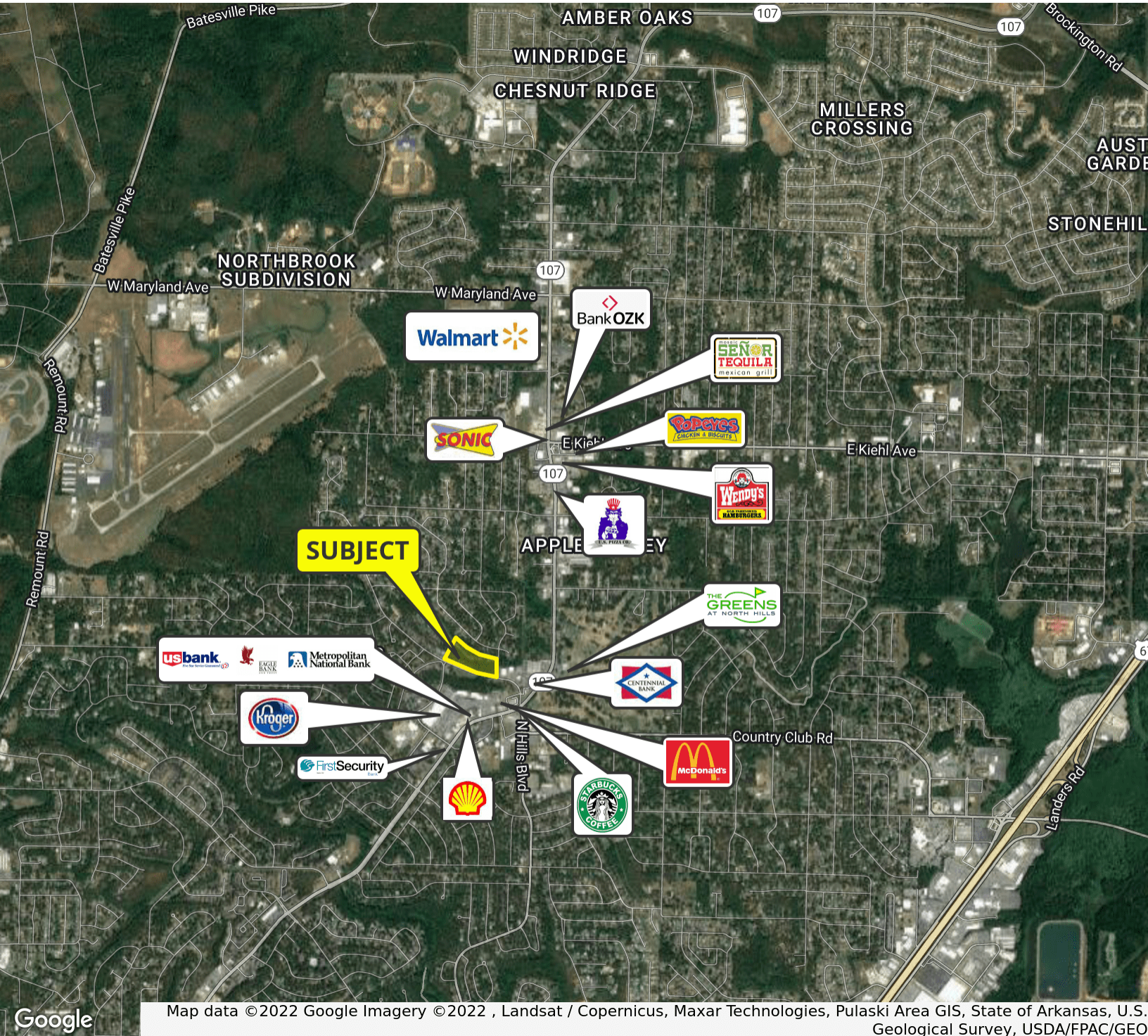
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(C) 501.580.7000 | (O) 501.916.8260
rgibbons@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com





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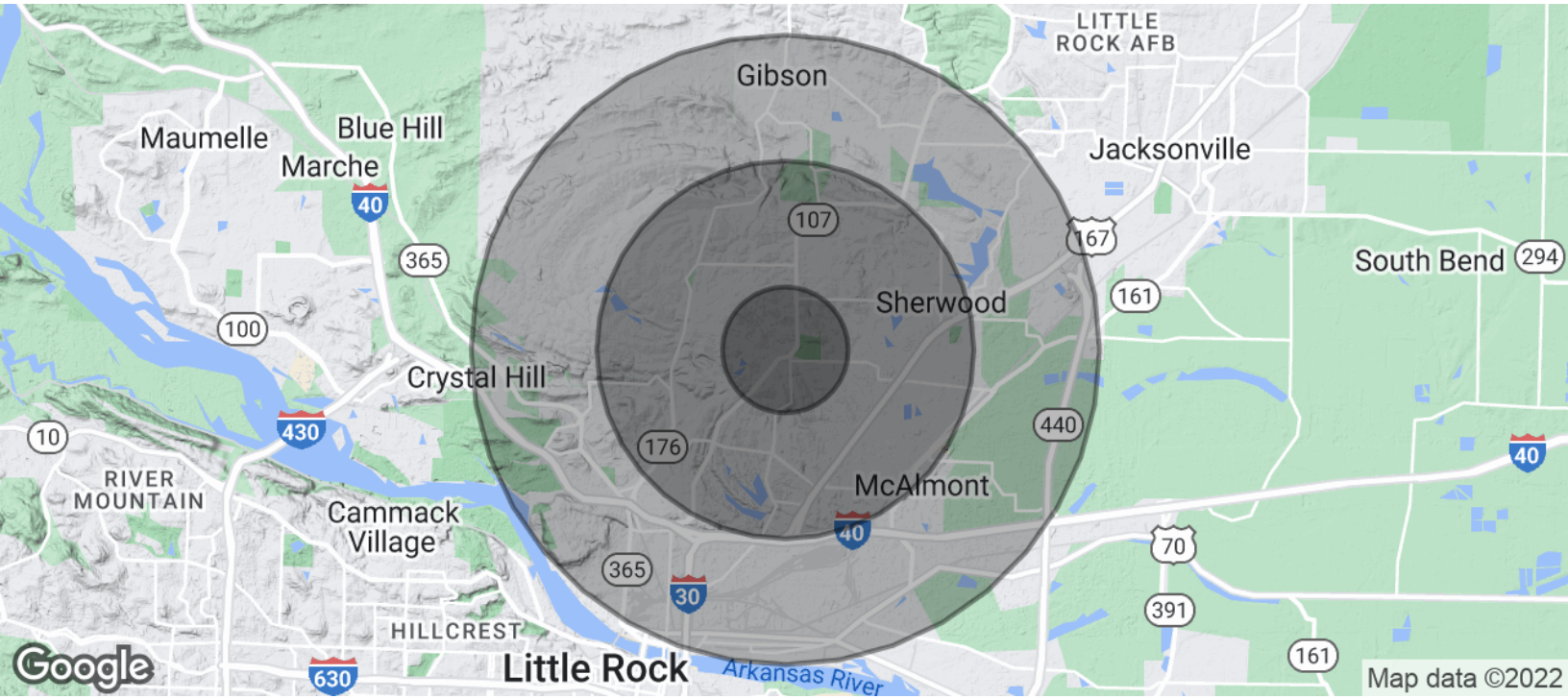




RPM
GROUP

Demographics Map & Report

COMMERCIAL & INVESTMENT DIVISION



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,676	53,188	99,072
Average Age	43.4	40.3	38.0
Average Age (Male)	42.0	37.8	35.6
Average Age (Female)	44.4	42.8	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,723	23,173	42,318
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$85,530	\$69,376	\$58,789
Average House Value	\$146,393	\$165,411	\$154,658

* Demographic data derived from 2010 US Census

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