

Colliers



Sublease Rate:

\$22.00
SF, NNN

Contact us:

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Graham Gordon
+1 501 978 6503
graham.gordon@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

FOR SUBLEASE

QSR Opportunity with Drive-Through

For Sublease: 4601 Northshore Dr,
North Little Rock, AR

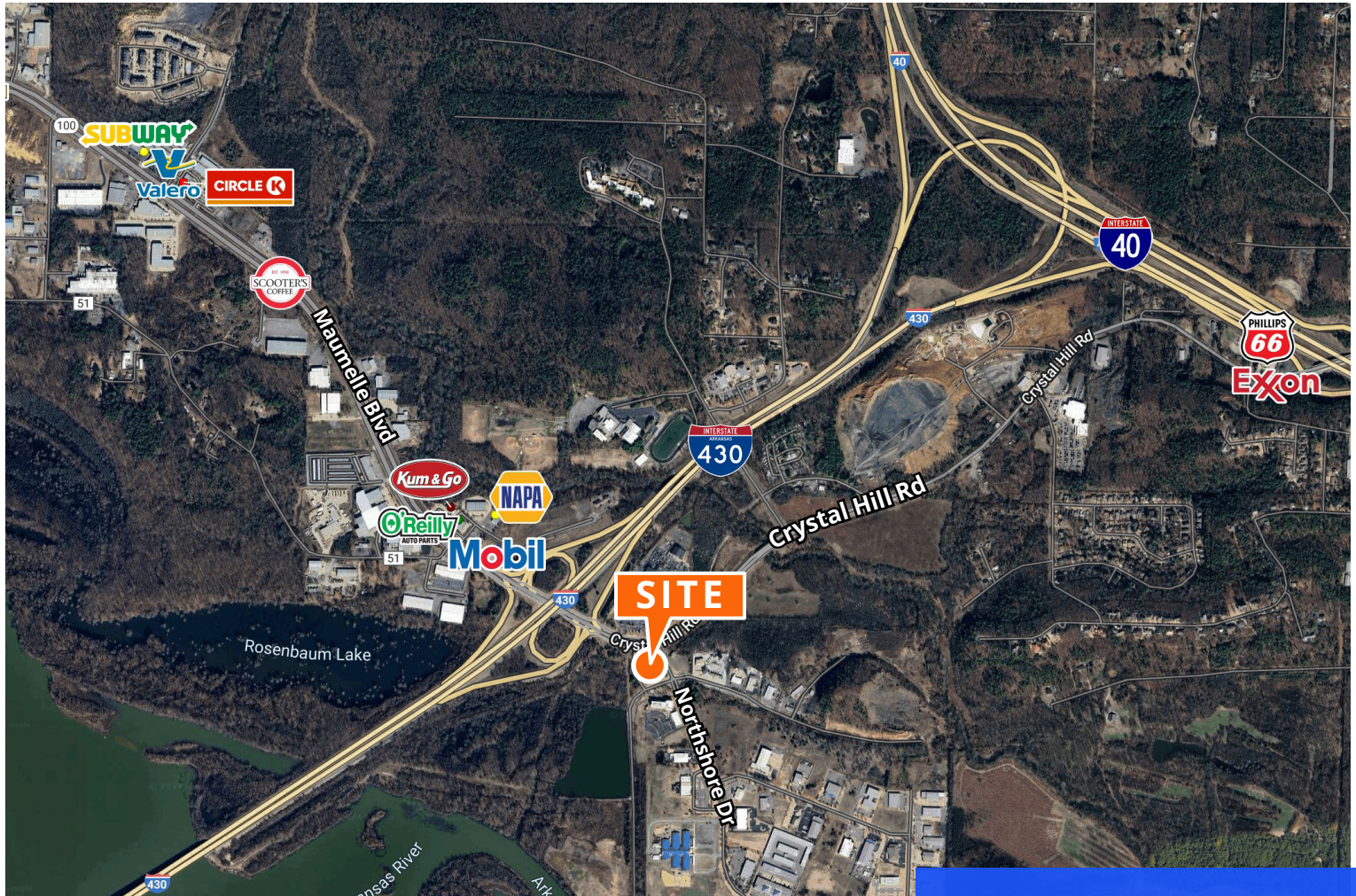
Features

- +/- 2,000 SF space on 1.89 AC
- Sublease rate: \$22.00/SF, NNN
- Less than a mile from I-430
- Approximately 70,000 VPD on I-430
- Signalized intersection right off I-430
- At the entrance of the Northshore Business Park
- Plug-and-play QSR opportunity

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Accelerating success.

Neighborhood Map



2025 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	392	24,113	109,871
Estimated Households	163	11,652	50,517
Estimated Avg. Household Income	\$101,689	\$114,619	\$109,721

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