

# TWO INDUSTRIAL LOTS FOR SALE

1100 Hemlock St. | North Little Rock, AR 72114

## AVAILABLE

**LOT 1:** ±2.70 Acres

**LOT 3:** ±3.81 Acres

## PRICE

**LOT 1:** \$176,500 (\$1.51/SF)

**LOT 3:** \$249,500 (\$1.51/SF)

## COMMENTS

- Located near downtown North Little Rock, just a few blocks from E. Broadway St. with quick and easy access to I-30 and I-40
- Ideal for industrial development or storage yard

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,381	41,936	107,408	277,110
AVERAGE HH INCOME	\$35,129	\$77,564	\$91,430	\$91,307
TOTAL HH	1,065	20,652	49,463	122,822

## TRAFFIC COUNTS

E. Broadway St: 18,400 VPD

I-30: 112,865 VPD



## GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER  
 O 501.375.3200 | D 501.244.7504  
 gsmith@kelleycp.com

## JIM DAILEY

VP OF GOVERNMENT RELATIONS  
 O 501.375.3200 | D 501.244.7503  
 jdailey@kelleycp.com



**KELLEY COMMERCIAL PARTNERS**

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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**GARY SMITH**  
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**JIM DAILEY**  
VP OF GOVERNMENT RELATIONS

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



[kelleycp.com](http://kelleycp.com) |   

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RETAIL ADVISORS