



# First Security McCain

**Justin Bentley, CCIM, SIOR**

+1 501 850 0739  
justin.bentley@ar.colliers.com

**Lee Strother, CCIM**

+1 501 850 0703  
lee.strother@ar.colliers.com

**Mark Bentley, SIOR**

+1 501 850 0734  
mark.bentley@ar.colliers.com

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1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161  
F: +1 501 372 0671  
colliers.com/arkansas

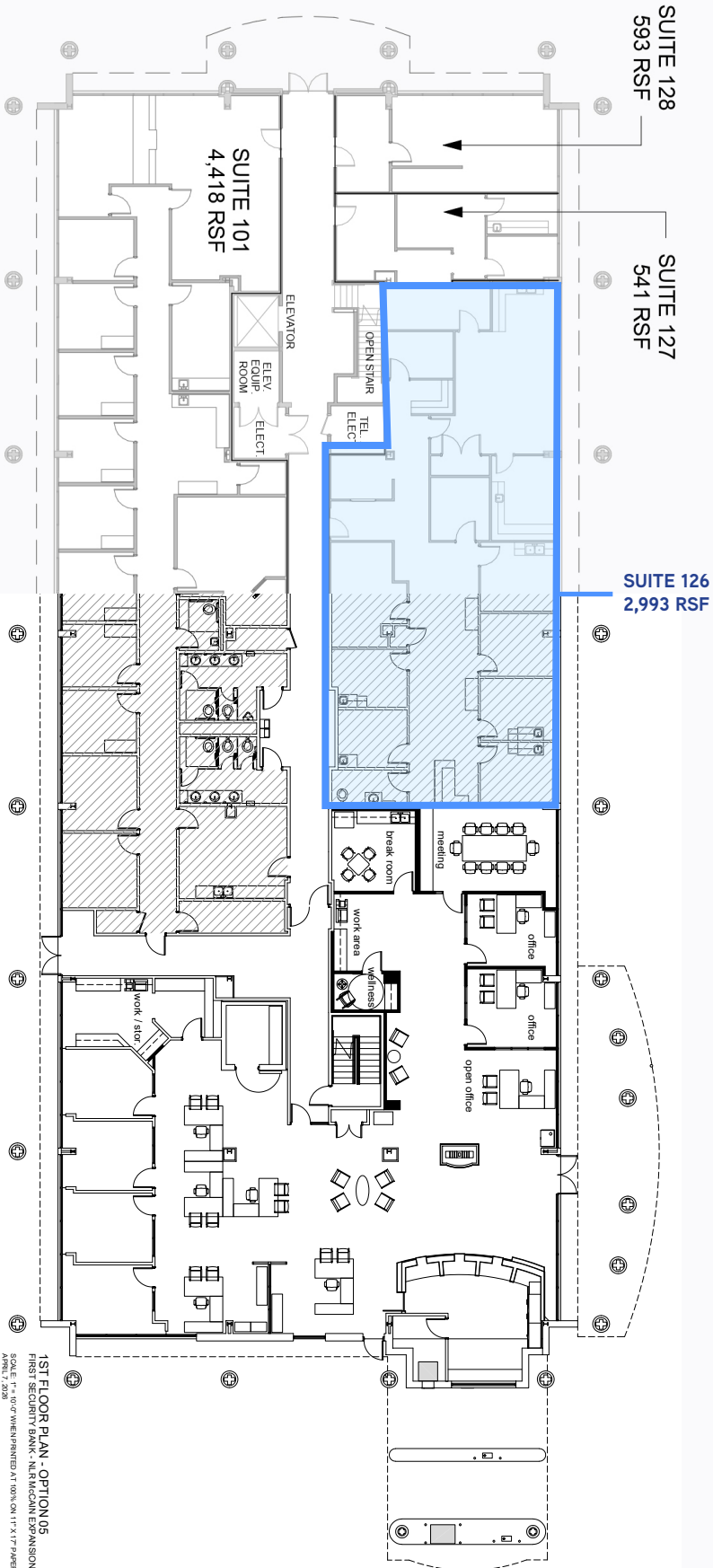
## 2504 McCain Boulevard, North Little Rock, AR

### Features

- Lease rate: \$19.75/SF, Full Service
- Suite 126: 2,993 RSF
- Suite 226: 908 RSF
- Suite is plug-and-play medical space
- Leasing incentives available for interior improvements
- Located in the heart of North Little Rock with direct access to Fairway Lane and McCain Boulevard
- Zoned: "C-3," Commercial
- Traffic count: approximately 26,000 vehicles per day on McCain Boulevard 16,000 vehicles per day on North Hills Boulevard

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# First Floor Plan



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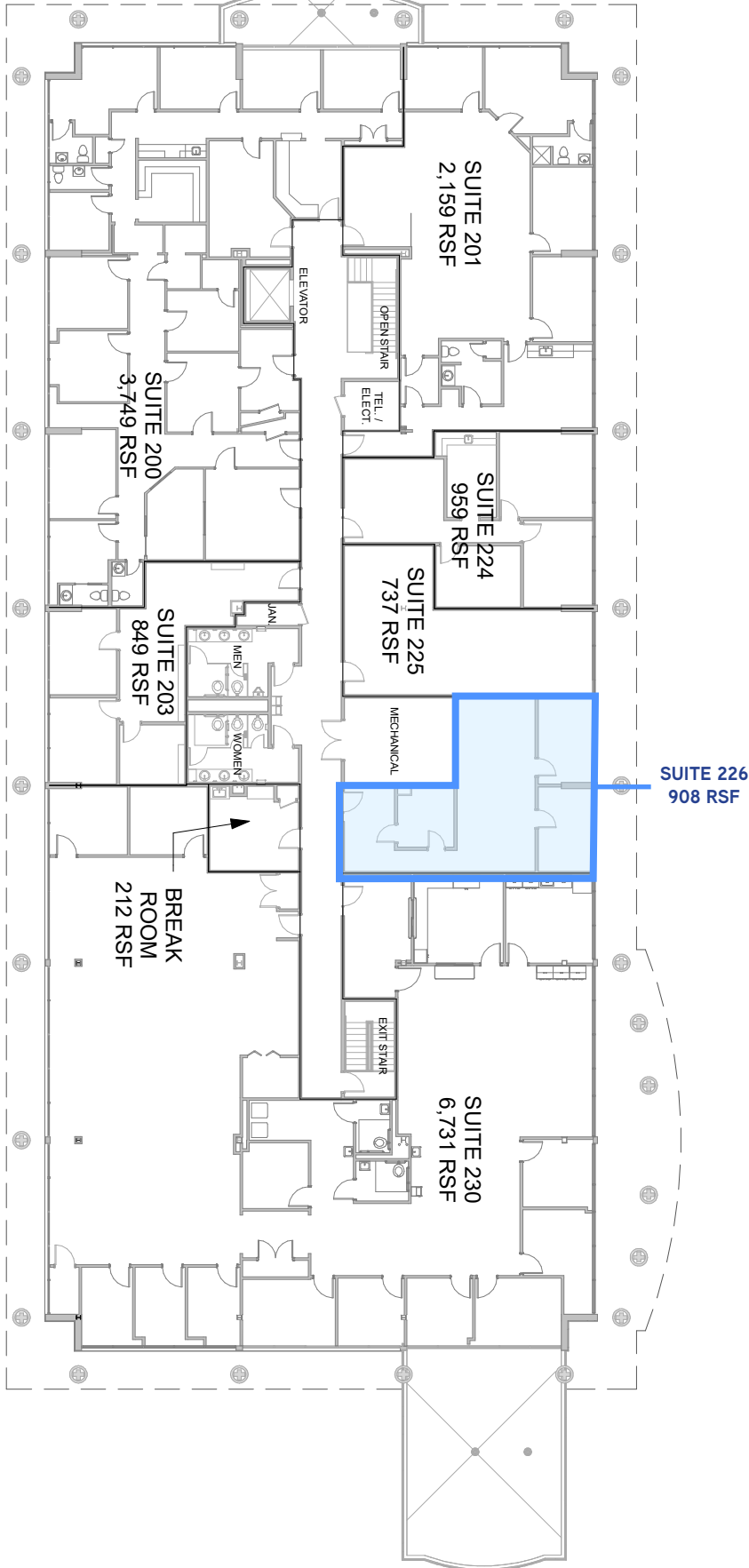
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# Second Floor Plan



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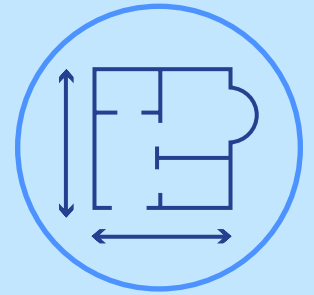
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For Lease



**SUITE 126**

**2,993 RSF**



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# For Lease



## Area Demographics



### Estimated Population (2024)

1 Mile	3 Mile	5 Mile
8,141	56,565	99,969



### Estimated Households (2024)

1 Mile	3 Mile	5 Mile
3,655	24,977	45,585



### Est. Avg Household Income (2024)

1 Mile	3 Mile	5 Mile
\$124,437	\$86,515	\$85,446

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