



FOR SALE/LEASE

1201 Cypress Street

North Little Rock, Arkansas

Lease Rate:

\$5.00

PSF NNN

Offering Price:

\$900,000

Office/Warehouse Space Off Interstate 30

Features

- Lot size: +/- 1.45 acres
- Total square footage: 17,064 SF
- Total lease rate: \$7,150/month or \$5.00/SF, NNN
- Offering price: \$900,000
- Masonry office/warehouse: +/- 9,920 SF, \$6.50/SF, NNN
- Attached utility building: +/- 1,144 SF, \$3.00/SF, NNN
- Stand-alone warehouse: +/- 6,000 SF, \$3.00/SF, NNN
- Pylon signage visible from I-30
- Convenient access to Interstate 30
- Zoning: I-1, Industrial
- Traffic count: approximately 119,000 vehicles per day along I-30 and approximately 7,000 vehicles per day along East 13th Street

CONTACT US

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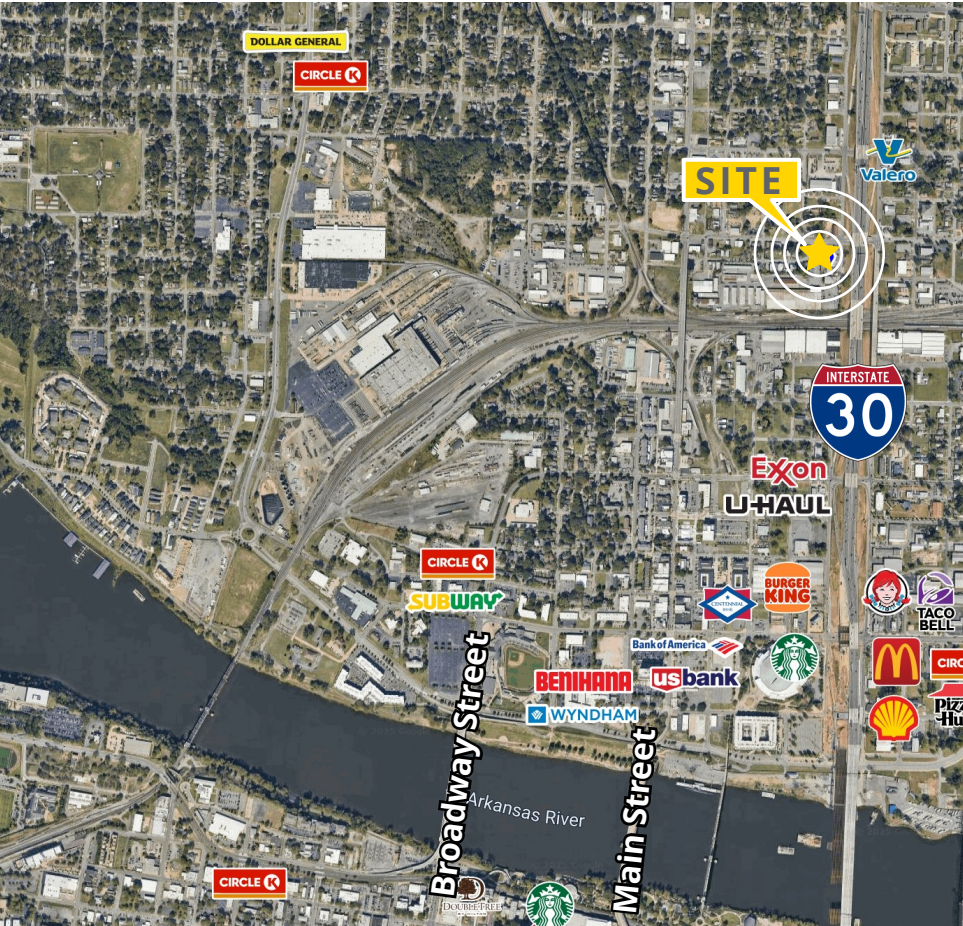
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Neighborhood Map



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
5,259	54,043	117,741



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,713	26,322	53,625



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$47,380	\$80,725	\$89,539

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Equipment/Project Storage

Exterior Fence Storage

Warehouse Storage

Office Space
4,600 SF

Storage Area

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