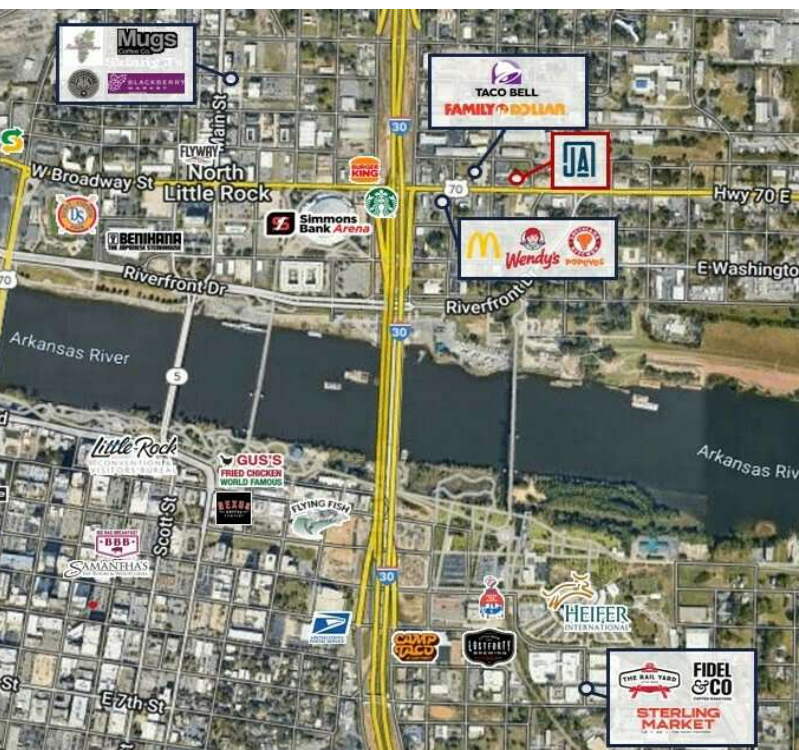


815 E BROADWAY ST
NORTH LITTLE ROCK, AR 72114



PROPERTY DESCRIPTION

Presenting a unique opportunity for investors or developers. This 1.14-acre parcel is located along a high-traffic corridor in North Little Rock, making it ideal for industrial, commercial, retail, or redevelopment. Currently, the property hosts two industrial building that offer flexible spaces suitable for manufacturing, warehousing, distribution, or other industrial uses.

PROPERTY HIGHLIGHTS

- Opportunity to acquire adjoining parcels, enabling the purchase of the entire block
- Proximity to major transportation routes for efficient logistics and distribution
- High visibility in a thriving industrial and retail corridor
- Traffic Counts: E Broadway Street (20,000 AADT) and I-30 (127,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,312	20,754	51,120
Total Population	3,972	42,293	110,669
Average HH Income	\$65,196	\$68,196	\$74,945

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