

RETAIL FOR SALE

E WASHINGTON AND VINE RETAIL AND DEVELOPMENT PROPERTY

809 E Washington, North Little Rock, AR 72114



OFFERING SUMMARY

SALE PRICE:	\$175,000
LOT SIZE:	0.24 Acres
BUILDING SIZE:	2,401 SF
ZONING:	C5
MARKET:	Little Rock Metro
PRICE / SF:	\$74.97

PROPERTY OVERVIEW

Classic neighborhood retail building on a high-visibility corner lot in East Argenta, North Little Rock.

This property has C5 zoning in place and is perfect for a variety of retail or office uses. The lot provides a great opportunity for development of smaller multifamily construction! This property is in close proximity to all North Little Rock/Little Rock downtown amenities, such as Verizon Arena, Dickey Stephens Park, Argenta Arts District, Rock Island Line Pedestrian Bridge, Clinton Presidential Library, and the Little Rock River Market Entertainment District.

PROPERTY HIGHLIGHTS

- Hard-corner lot with 4000 VPD on E Washington, 2400 VPD on Riverfront at the intersection
- 2401+/- Square Foot Retail/Commercial building
- 0.41+/- acre level lot has great potential for further development
- Located near all of North Little Rock and Little Rock Downtown essential services. arts. and entertainment amenities!

KELLER WILLIAMS REALTY
501.940.3231
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
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All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,380	115,315	287,183
Median age	37.4	37.5	36.2
Median age (male)	35.9	34.9	34.3
Median age (Female)	36.4	39.6	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,172	50,728	121,595
# of persons per HH	2.0	2.3	2.4
Average HH income	\$31,487	\$52,410	\$57,663
Average house value	\$94,612	\$161,488	\$153,215

* Demographic data derived from 2010 US Census

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