

# RETAIL FOR SALE

STRATEGICALLY LOCATED LAND & BUILDINGS IN THE HEART OF COMMERCIAL METROPLEX



4314 Landers Rd, North Little Rock, AR 72117



## OFFERING SUMMARY

Sale Price--all Tracts	\$5,601,472
Building Size Total:	55,325 SF
Lot Size:	6.25+/- Acres
Zoning	C-4
Sale Price Tract 1:	\$2,665,872
Sale Price Tract 2:	\$2,935,600
Traffic Count:	87,000

## PROPERTY OVERVIEW

Congregation relocating! Rare offering of strategically-located land and buildings along the US 67/167 Commercial Corridor. This church campus is prime for redevelopment into a wide variety of potential uses, and may be a perfect choice for a new church family. This versatile, 2-tract property features C-4 zoning and an 87,000 VPD traffic count. The development lot at the rear of Tract 2 has a traffic count of 5100 VPD and 300' +/- frontage on Smokey Lane! This 2-tract offering may be purchased in total or in separate tracts.

## PROPERTY HIGHLIGHTS

- Tract 1: 4314 Landers Road= 3 buildings with 330' frontage on US 67/167, 20,525+/- sf of buildings on 3.06+/- acres = \$2,665,872 Parking: 168 spaces
- Tract 2: 4316 Landers Road= Activity Center of 18,544+/- sf on 3.14+/- acres = \$2,935,600,00 Parking: 72 spaces
- Permanent easement through property from Landers Road to Smokey Lane
- Tracts may be purchased together or separately
- Traffic counts 87,000 VPD on US 67/167 and 5100 VPD on Smokey Lane
- PRIME redevelopment opportunity!

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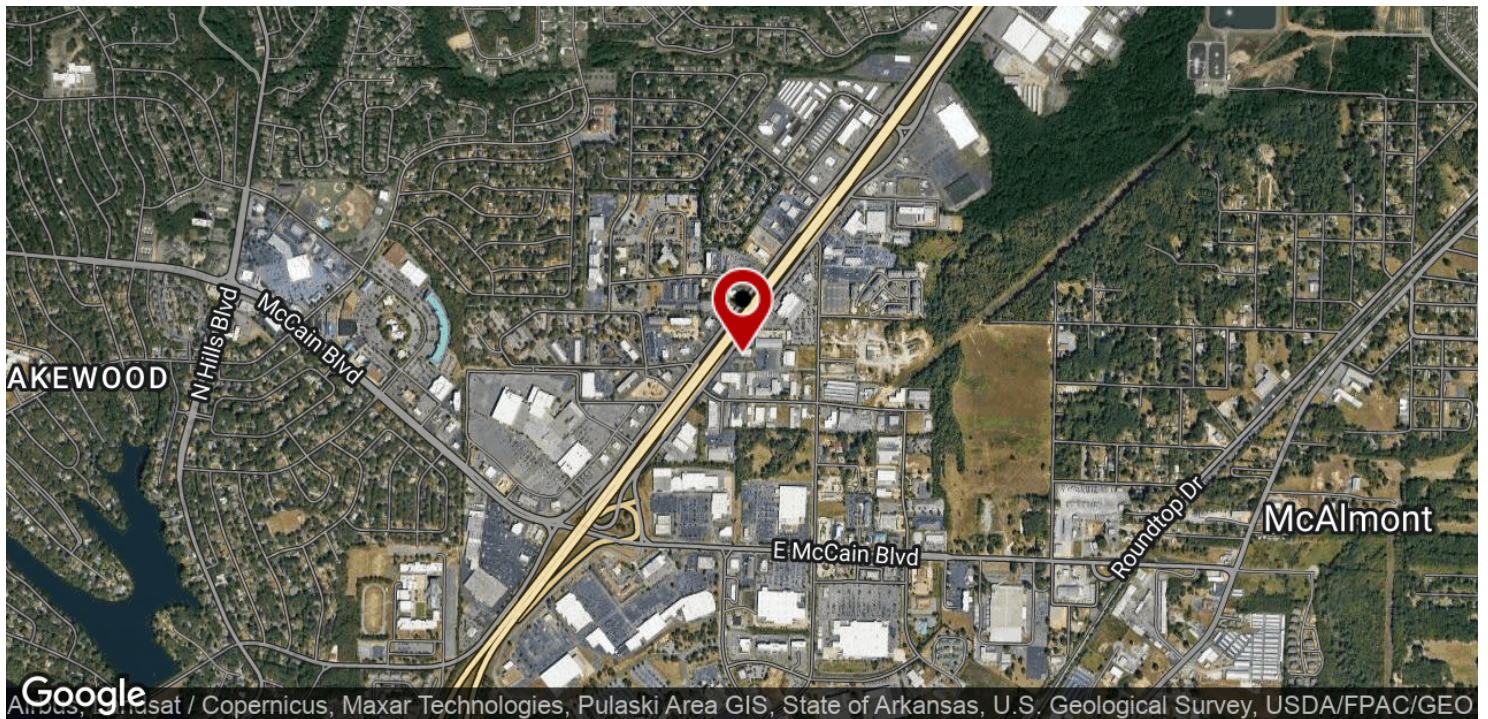
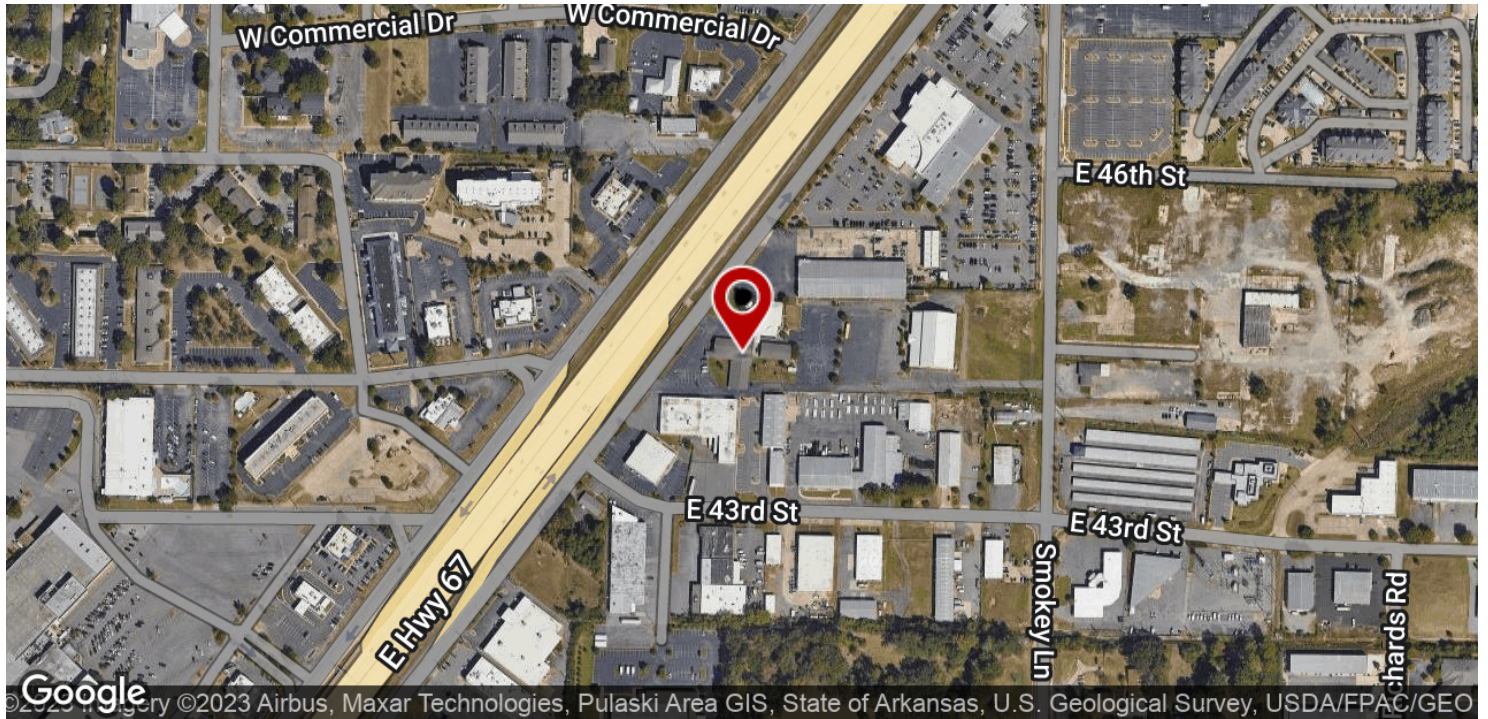
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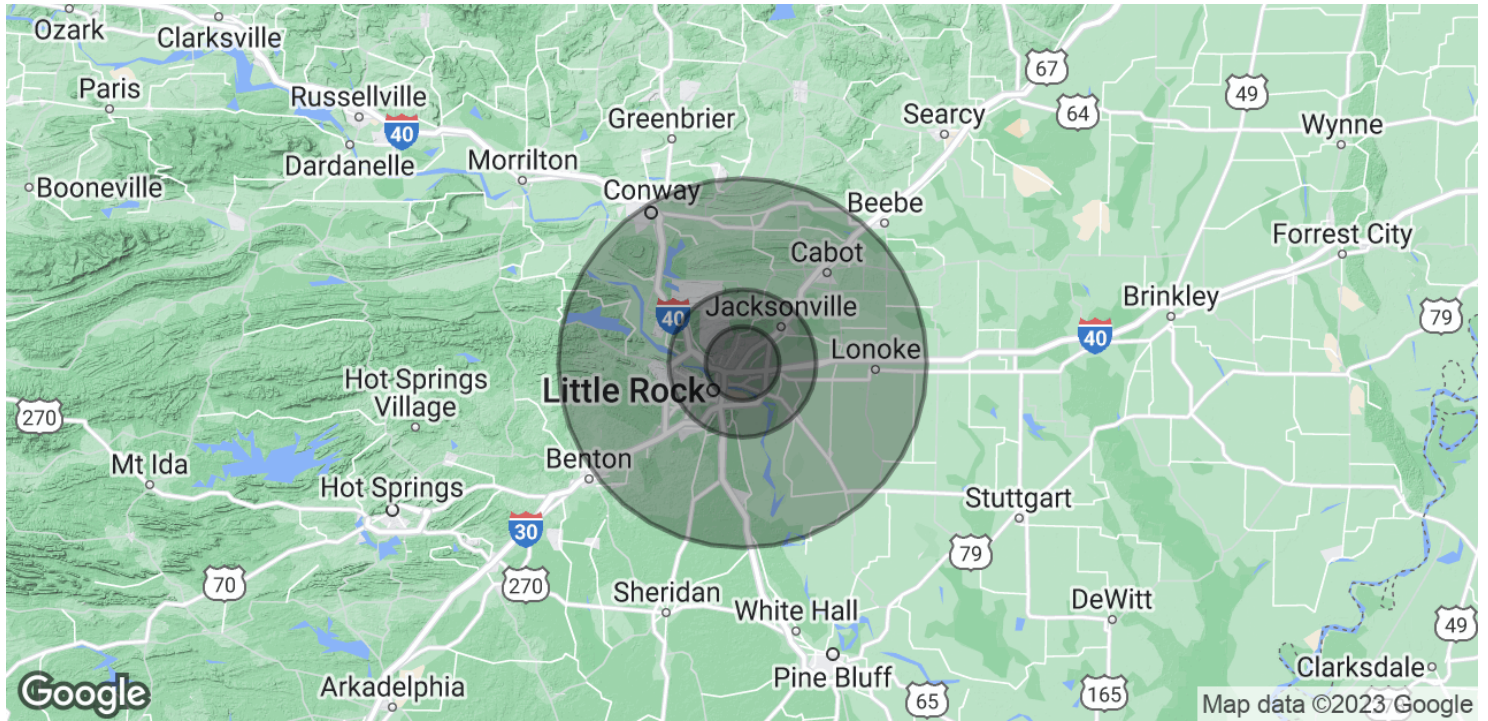
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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	90,227	231,829	621,873
Average Age	38.3	37.7	37.6
Average Age (Male)	35.8	35.5	36.0
Average Age (Female)	40.1	39.3	38.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	44,525	114,782	277,248
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$59,129	\$60,109	\$68,797
Average House Value	\$141,925	\$158,394	\$169,967

\* Demographic data derived from 2020 ACS - US Census

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