

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:	\$5,235,600
Building Size:	55,325 SF
Price / SF:	\$94.63
Zoning:	C-4
Market:	Little Rock Metro
Traffic Count:	95,000

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, 3-tract property features C-4 zoning and a 95,000 VPD traffic count. The development lot (Tract 5) has a traffic count of 5100 VPD and 245' frontage on Smokey Lane! This 3-tract offering may be purchased in total or in separate tracts. OFFERING LAYOUT SUBJECT TO REPLATTING OF APOSTOLIC ADDITION SUBDIVISION BY CITY OF NORTH LITTLE ROCK.

PROPERTY HIGHLIGHTS

- Tract 1: 4314 Landers Road= 3 buildings with 333' frontage on US 67/167, 20,525+/- sf of buildings on 2.7+/- acres = \$2,300,000.00 Parking: 114 spaces
- Tract 4: 4316 Landers Road= Activity Center of 18,544+/- sf on 2.33+/- acres = \$2,500,000.00 Parking: 123 spaces
- Tract 5: Smokey Lane Development Land= 1.25+/- level lot with 245' frontage on Smokey Lane
- Tracts may be purchased together or separately
- Traffic counts 95,000 VPD on US 67/167 and 5100 VPD on Smokey Lane
- PRIME redevelopment opportunity!

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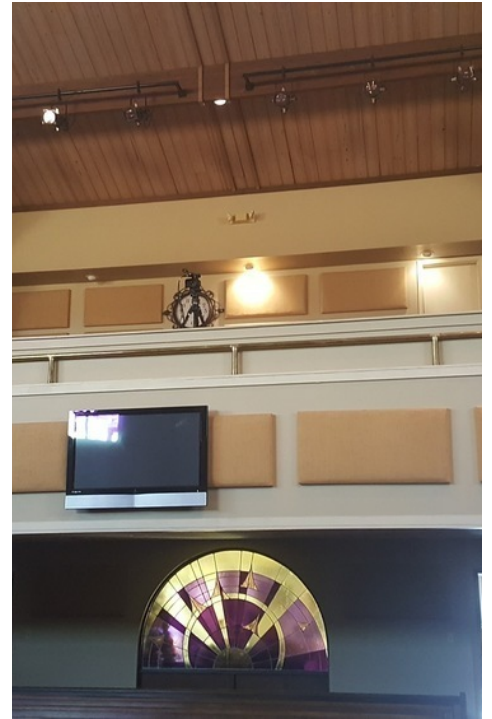
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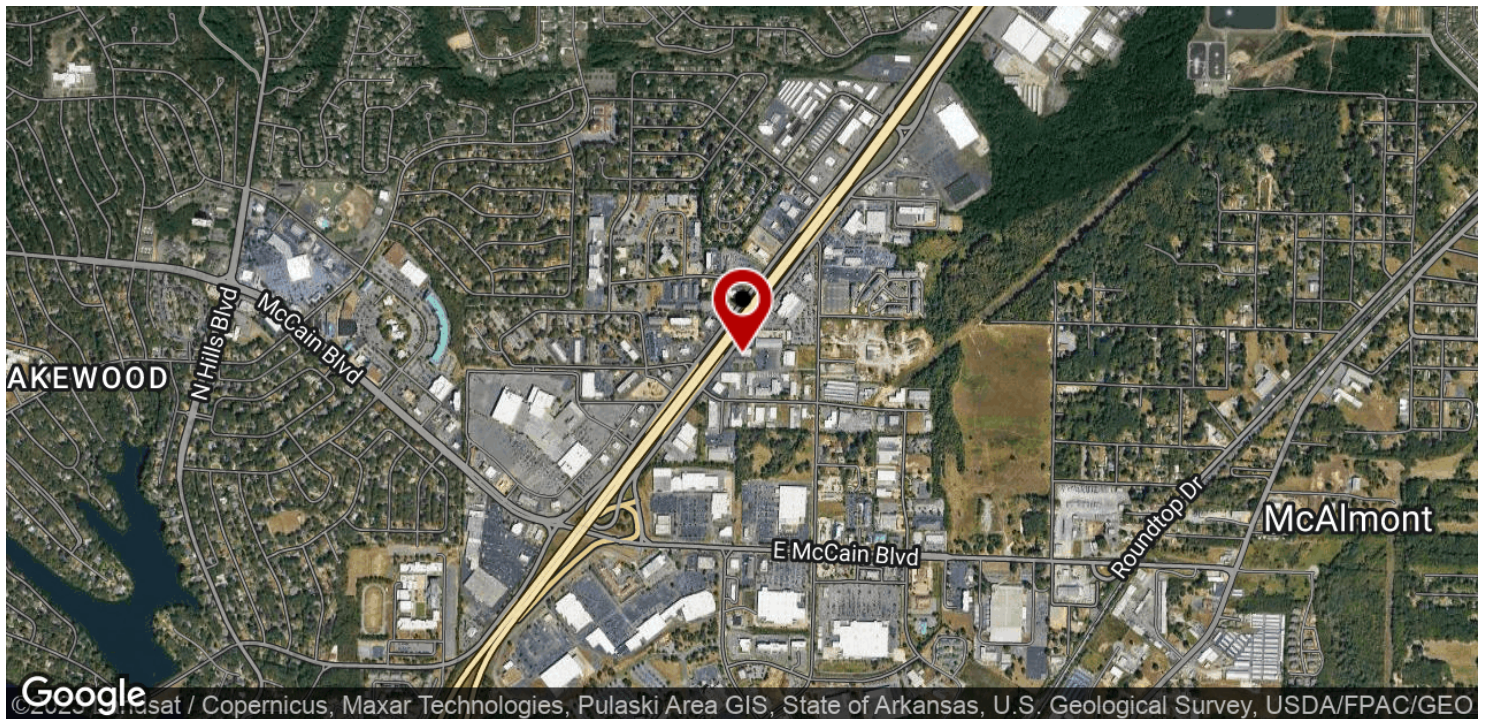
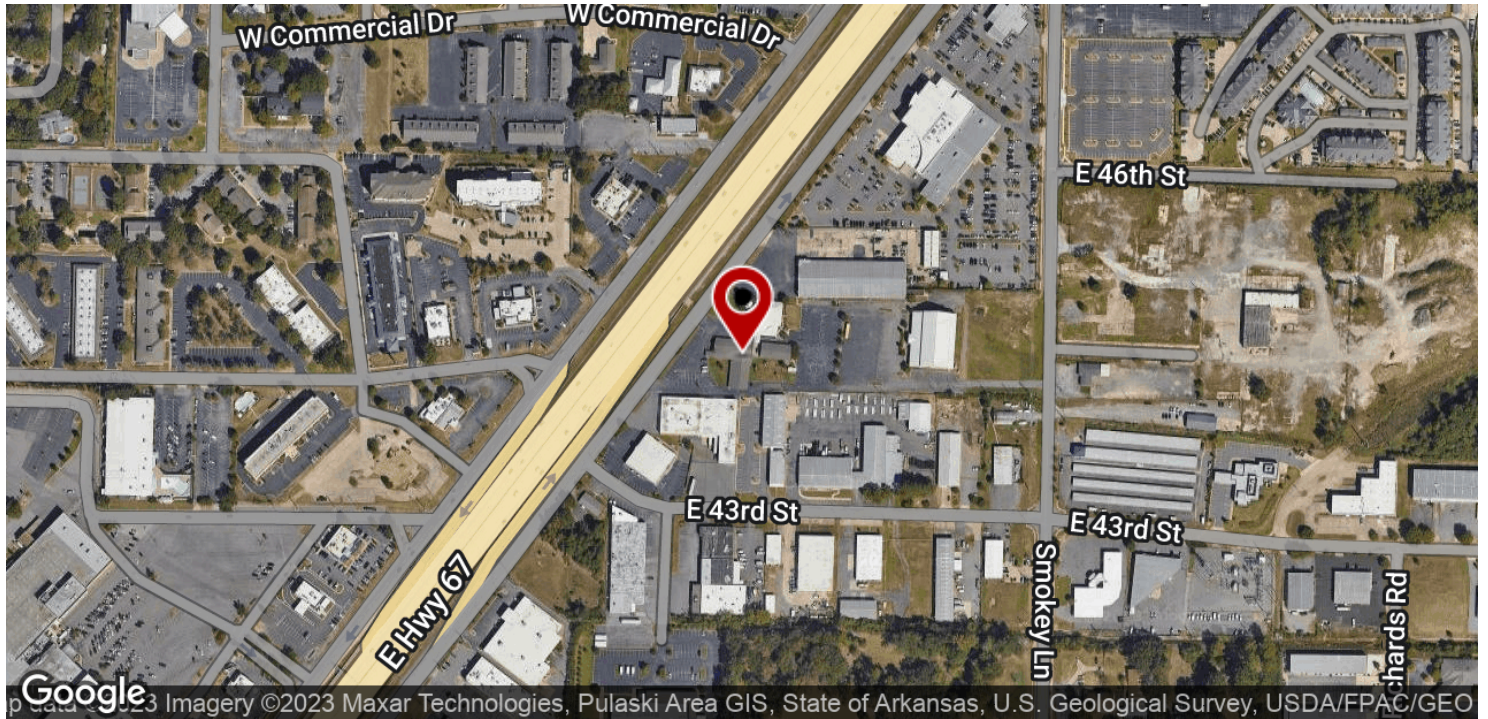
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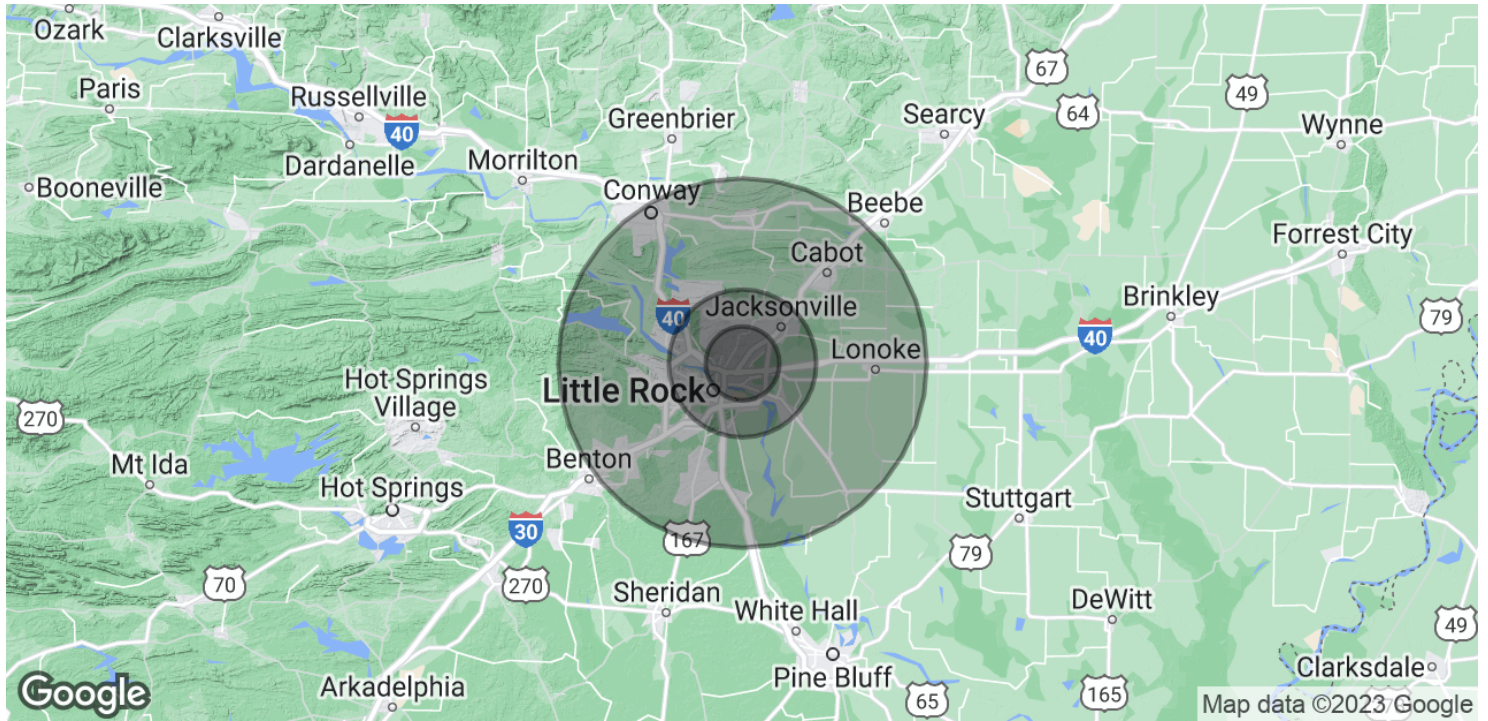
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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	90,227	231,829	621,873
Average Age	38.3	37.7	37.6
Average Age (Male)	35.8	35.5	36.0
Average Age (Female)	40.1	39.3	38.9

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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