

MEDICAL OFFICE BUILDING FOR LEASE

2402 Main Street, North Little Rock, AR 72114



OFFERING SUMMARY

AVAILABLE SF:	6,084 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
LOT SIZE:	0.65 Acres
BUILDING SIZE:	6,084 SF

PROPERTY OVERVIEW

\$12/square foot yearly NNN
Tenant improvements negotiable

PROPERTY HIGHLIGHTS

- Beautiful building in high-traffic, high-visibility location
- Perfect for a medical practice, administrative office, professional building, educational facility
- 0.65 +/- level, paved lot with 33+/- parking spaces
- 6084+/- square feet for a variety of uses
- 4-HVAC zones in place.
- Strategic location just across the street from North Little Rock High School, making this property very visible! 13,000+ VPD
- Nearby businesses include a pharmacy, a hotel, restaurants, c-stores, and many more!
- Located near new multifamily construction!

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

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
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jmitchum@kw.com
AR #EB00043654

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.



COMMERCIAL

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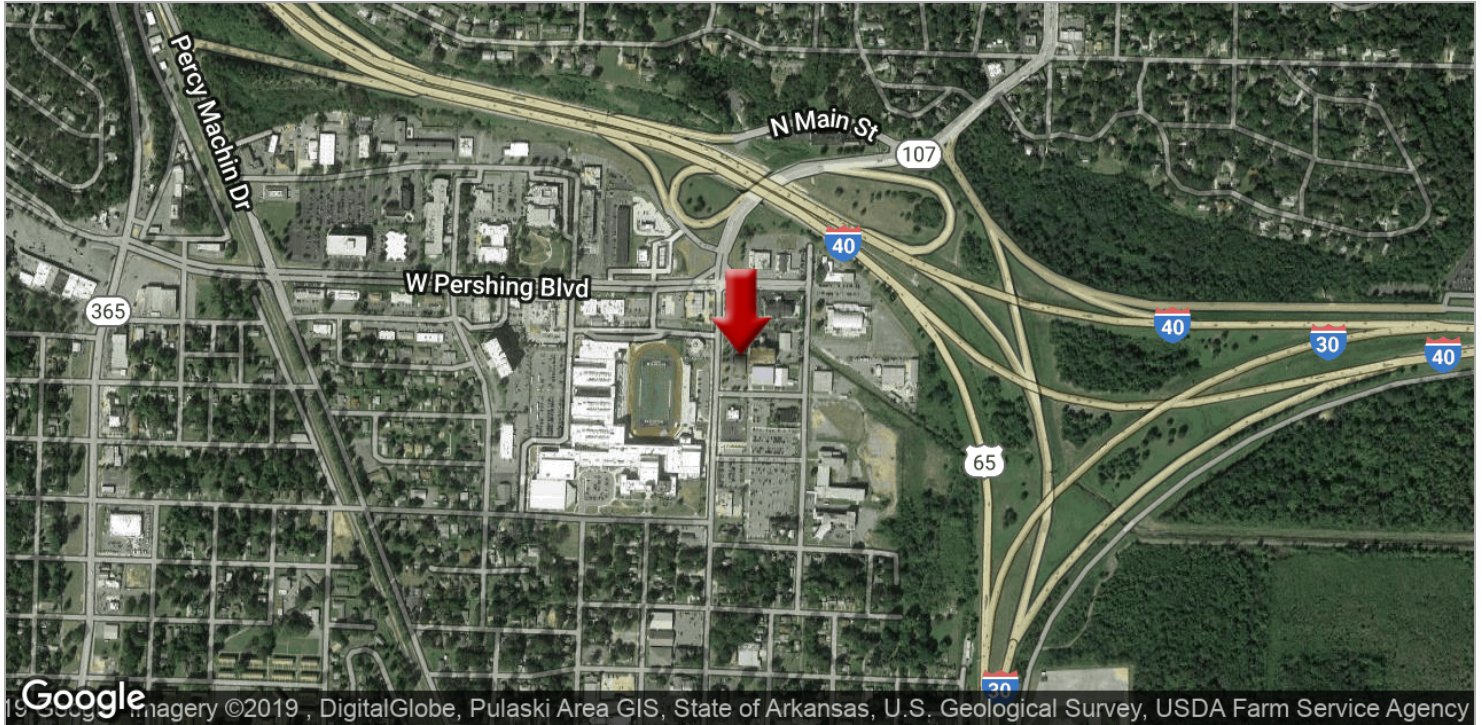


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,034	58,700	120,777
Median age	38.0	36.7	38.3
Median age (male)	34.1	33.5	35.7
Median age (Female)	40.8	39.7	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,716	26,916	53,880
# of persons per HH	2.2	2.2	2.2
Average HH income	\$44,655	\$49,313	\$58,199
Average house value	\$116,361	\$167,404	\$168,040

* Demographic data derived from 2010 US Census

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