

RETAIL FOR SALE

101 Carnahan, Maumelle, AR 72113



PRICE REDUCED!!! \$395,000

HIGH-TRAFFIC, HIGH-VISIBILITY!

LOT SIZE: 0.91 Acres

BUILDING SIZE: 1,238 SF

YEAR BUILT: 1990

ZONING: C-2

CROSS STREETS: Carnahan And Club Manor

PROPERTY OVERVIEW

PRICE REDUCED BY \$199,594!! This former Sonic Drive-In Restaurant building at the hard corner of Carnahan and Club Manor in Maumelle **MUST SELL NOW!** One block from Maumelle Blvd (35,000 VPD) and surrounded by businesses such as Zaxby's, Wendy's, Arby's, Taco Bueno, Sawbucks, Sashimi Steakhouse, Cheers, doctor's offices, pharmacies, Kroger, Walgreens, banks, Starbucks, etc. In the heart of everything! Available for adaptive re-use or for new construction of commercial building. 109 +/- feet of frontage on Carnahan, 0.91 +/-acre commercial lot. Don't miss this opportunity!

PROPERTY FEATURES

- Great potential for a new restaurant or for adaptive reuse!
- City of Maumelle--one of Arkansas' fastest growing towns
- High-Visibility!
- Corner lot-Carnahan and Club Manor! Fast-growing commercial area!
- One block to busy Maumelle Boulevard!--35,000 VPD!
- 109 feet frontage on Carnahan and 223 feet frontage on Club Manor

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)
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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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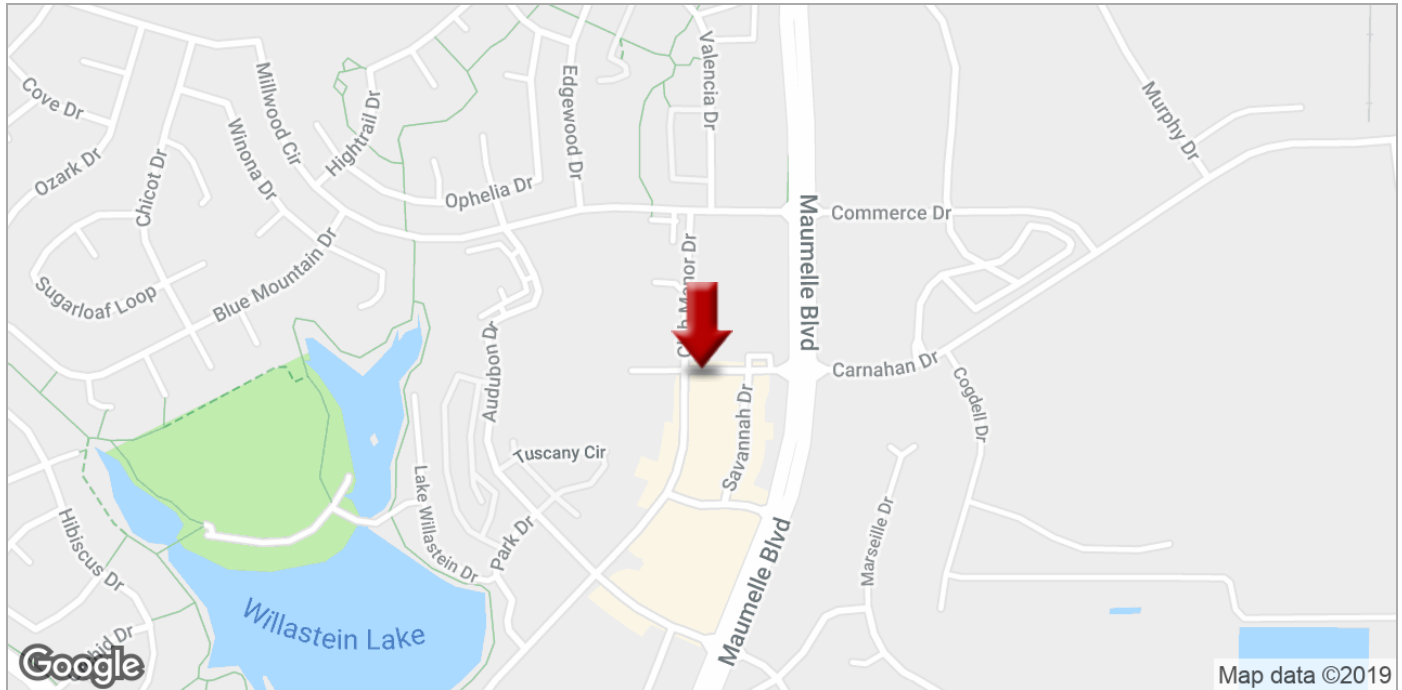
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,487	17,038	37,264
MEDIAN AGE	34.4	35.6	37.2
MEDIAN AGE (MALE)	34.3	35.0	35.6
MEDIAN AGE (FEMALE)	34.3	36.2	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,858	6,993	15,409
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$69,085	\$81,582	\$91,917
AVERAGE HOUSE VALUE	\$200,059	\$220,326	\$248,792
RACE	1 MILE	3 MILES	5 MILES
% WHITE	77.5%	79.8%	80.4%
% BLACK	15.9%	15.3%	14.3%
% ASIAN	2.8%	2.0%	2.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.0%	0.9%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.2%	2.1%	2.7%

* Demographic data derived from 2010 US Census

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