



11600 Mara Lynn Drive | Little Rock, AR 72211

OFFERING SUMMARY

Sale Price: ~~\$549,500~~ | \$525,000

Lot Size: 1.56 Acres +/-

Building Size: 3,800 sq. ft. +/-

Zoning: O-2
Conditional Use:
Beauty Salon

Parking: 22 spaces

PROPERTY OVERVIEW

This operational and well established salon/day spa is centrally located with easy access to I-430/I-630. Property is buffered by green space providing a relaxing, tranquil atmosphere. The 3,800 SF +/- building is beautifully decorated and fully furnished.

Perfect for salon, office, church or meeting facility, Great location centrally located to area banks, restaurants, retail and more.



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2154

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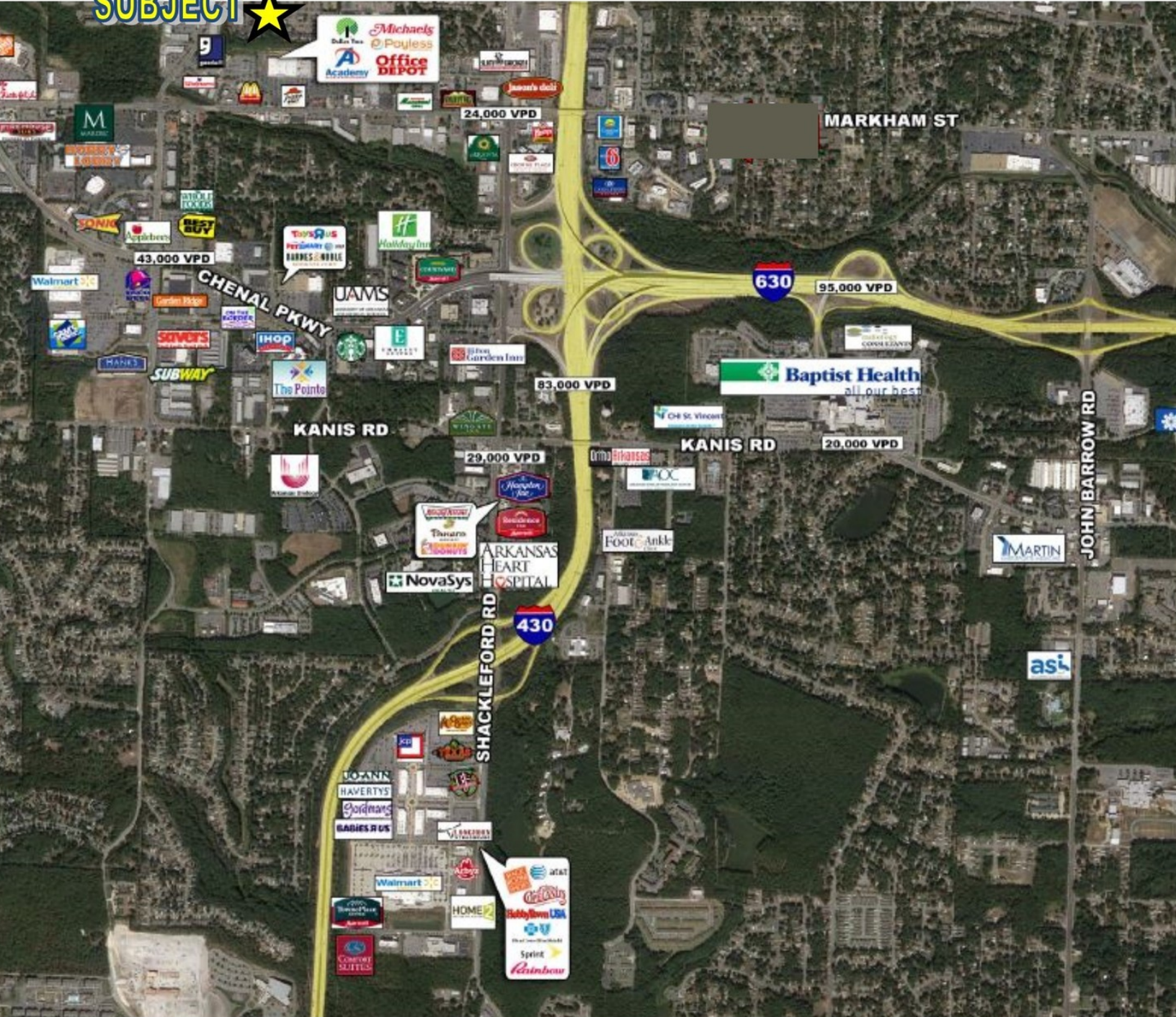
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SUBJECT ★



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Property Photos



Front View



Side View



Reception



Waiting/Retail Area

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Styling Stations



Styling Stations



Beautiful Architecture



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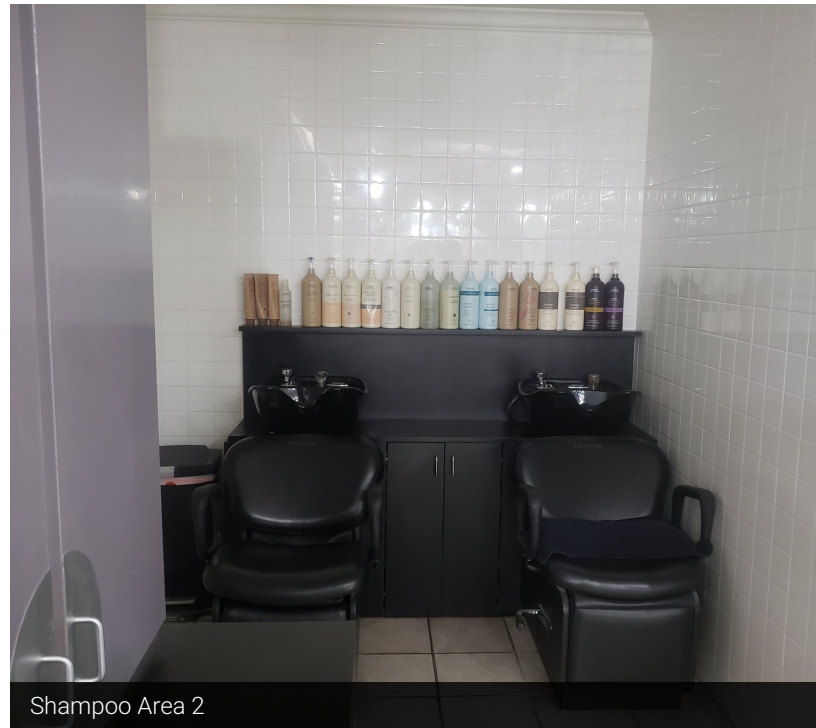
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Shampoo Area 1



Shampoo Area 2



Color Development Area



Retail Area

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Property Photos



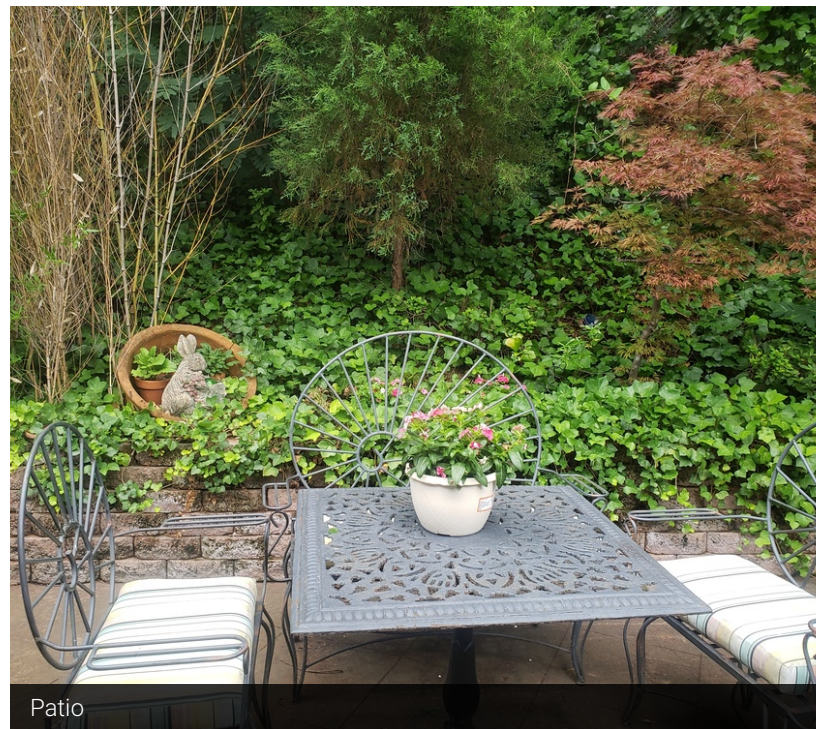
Kitchen



Laundry Room



Patio



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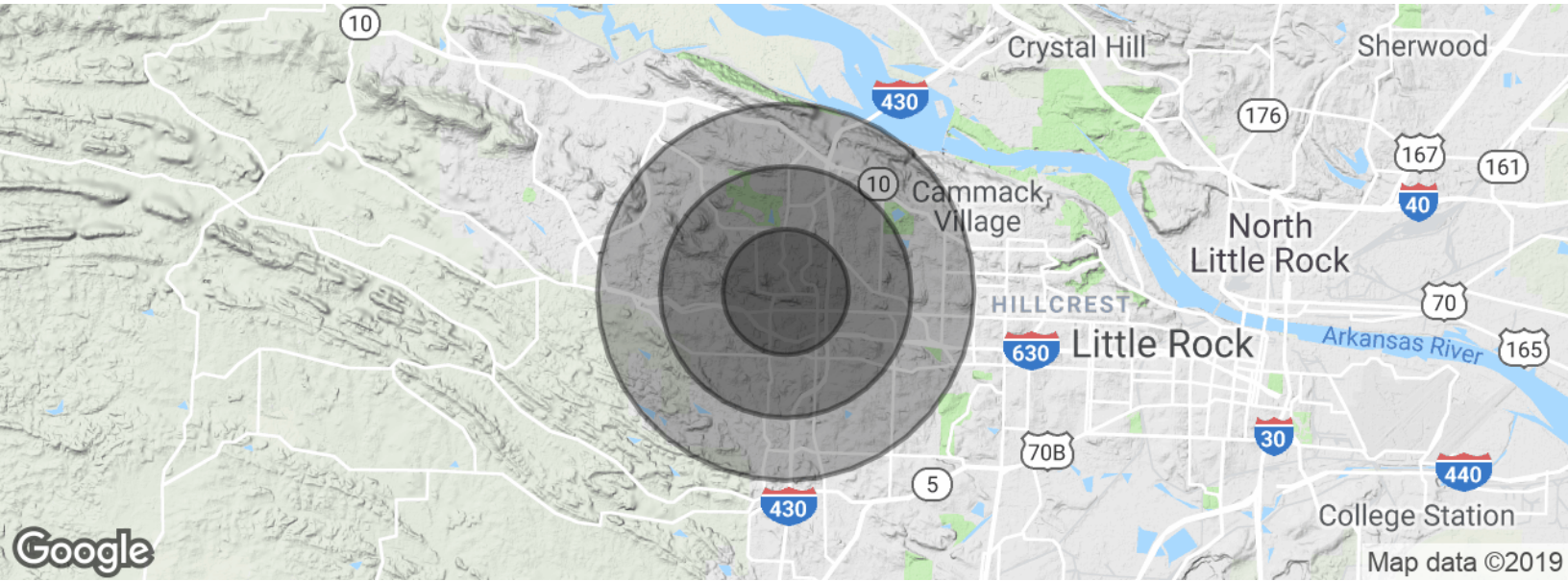
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,504	33,928	65,826
Median age	31.8	36.0	36.8
Median age (Male)	30.3	34.4	35.2
Median age (Female)	32.4	37.6	38.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,506	15,353	29,090
# of persons per HH	2.1	2.2	2.3
Average HH income	\$57,540	\$72,288	\$77,519
Average house value	\$152,623	\$210,819	\$241,438

* Demographic data derived from 2010 US Census

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