

**1307 John Barrow Rd.
Little Rock, AR**

FOR SALE

- \$510,000
- 10,776 SF retail strip center on .59 acre
- Current tenants include:
 - Shipley's Donuts
 - Sim's BBQ
 - Insurance agency
 - Barber Shop
- Two grease traps in bldg.
- Next door to a new MAPCO development at Kanis & John Barrow
- Zoned C3
- 27,000 vpd
- Two curb cuts on John Barrow



*Units G, H, I, and J
Located at rear of bldg.*



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FILE # 4737



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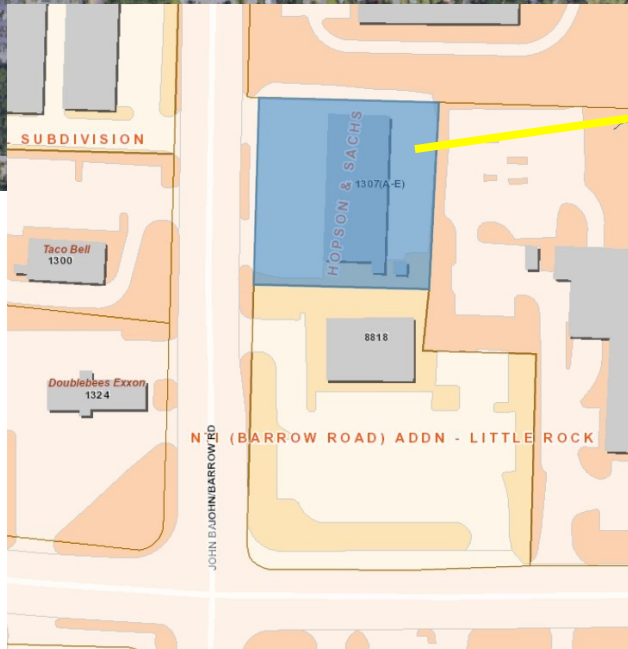


 **Baptist Health**

ARVEST
CENTRAL MORTGAGE CO.

 **CARTI**

 **MAPCO**



PROFORMA:

Income @ \$8.00/SF 1st floor	
@ \$5.00/SF 2nd floor	\$68,081
Expenses*	<u>\$24,679</u>
NOI	\$43,402

**reduction in insurance premiums includes 10% vacancy*