

Lifestyle Center on 3+/- Acres Along High-Traffic Corridor For Sale

4316 LANDERS ROAD NORTH LITTLE ROCK, AR 72117



KW COMMERCIAL | LITTLE ROCK
12814 Cantrell Road
Little Rock, AR 72223



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Property Summary



Property Summary

Building SF:	18,544
Land:	3.0 Acres
Price:	\$2,500,000
Type:	Retail Dev.
Zoning	C-4
Traffic Count 67/167	81000 VPD
Congregation Relocating!	

Property Overview

3+/- acre tract with amazing 18,544+/- sqft activity center featuring basketball court, workout rooms, offices, meeting rooms, snack bar, and two-lane bowling alley! State-of-the-art engineering makes this beautiful building perfect for a number of adaptive uses, such as self storage, retail, industrial, and more! 108 +/- parking spaces and shared permanent easement onto Landers Road and Smokey Lane. Tract 2 can be purchased along with Tracts 1 and 3, or can be purchased separately. Surrounded by thriving businesses, essential services, and vibrant new commercial and infrastructure development projects! Complete set of floor plans available!

Location Overview

3+/- acres with Activity Center along the Central Arkansas US 67-167 Commercial Corridor. Located across 67/167 from the McCain Mall Metroplex in North Little Rock, this property is situated in the middle of a fast-growing retail and professional service

4316 LANDERS ROAD

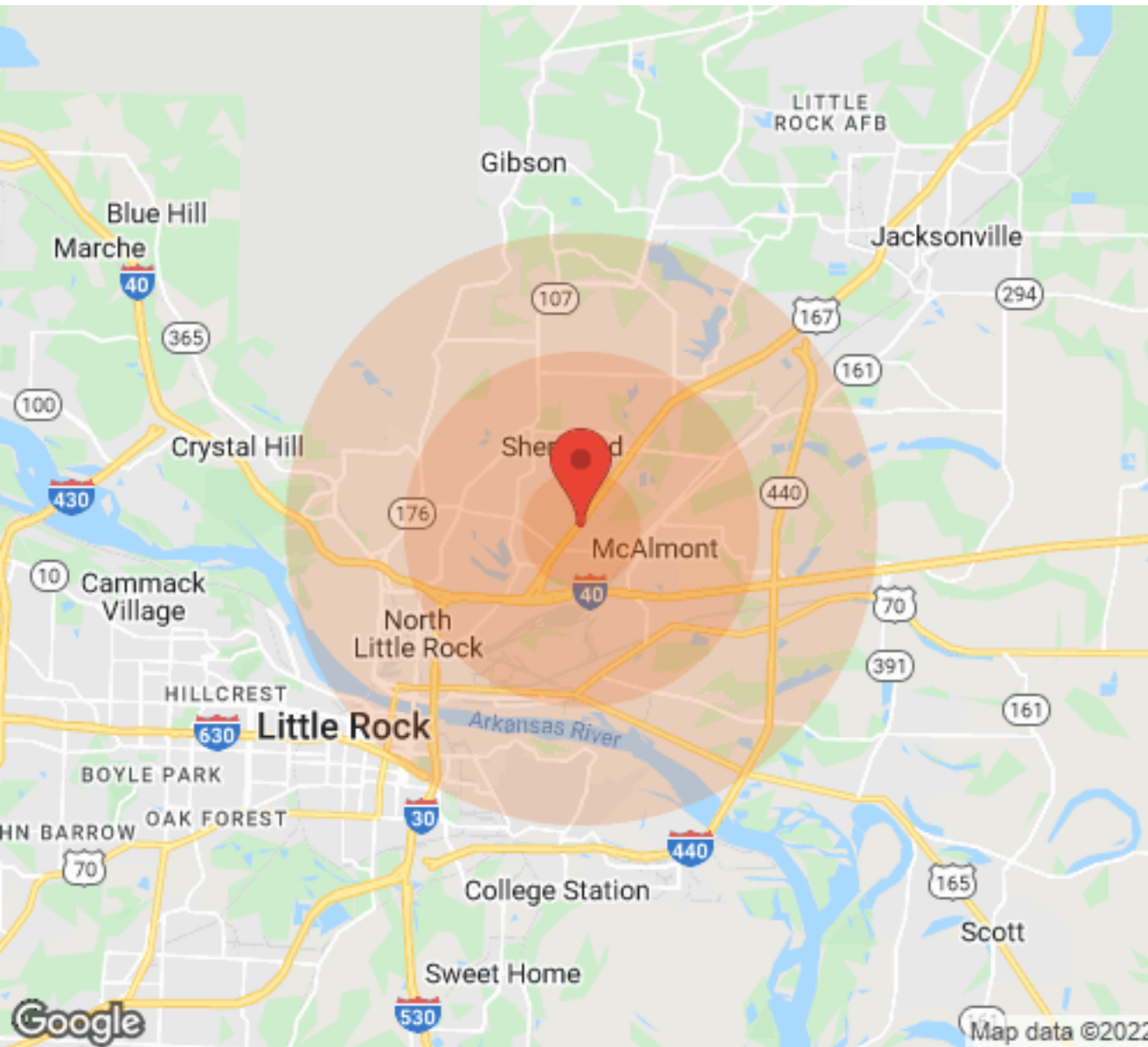
Property Photos



Business Map



Demographics



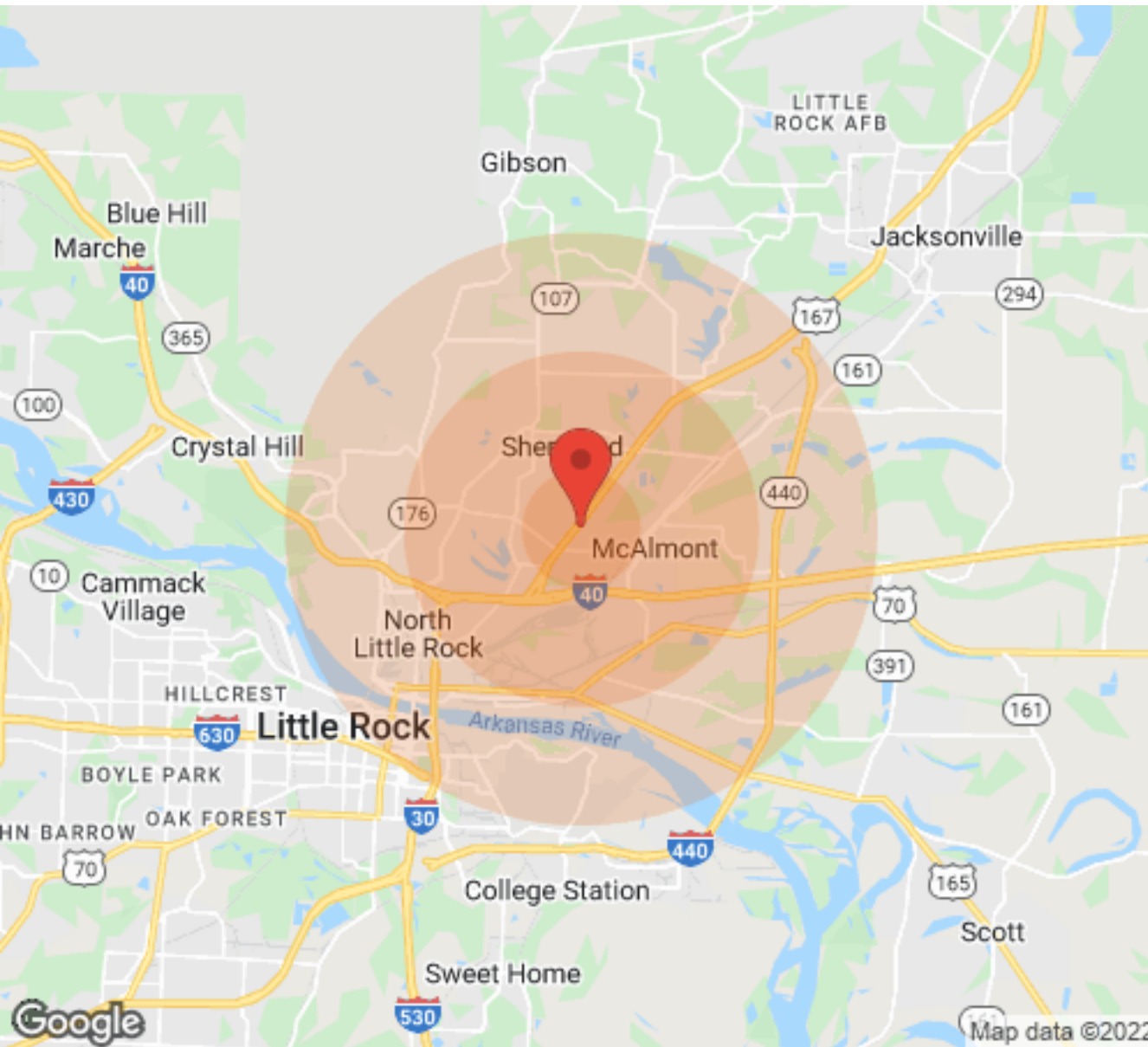
Population	1 Mile	3 Miles	5 Miles
Male	2,319	23,686	44,313
Female	2,505	26,286	48,328
Total Population	4,824	49,972	92,641

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	839	10,120	19,813
Ages 15-24	594	6,400	12,199
Ages 55-64	656	6,272	10,828
Ages 65+	1,091	8,750	14,019

Race	1 Mile	3 Miles	5 Miles
White	3,627	34,308	55,741
Black	1,069	13,869	32,786
Am In/AK Nat	1	40	60
Hawaiian	N/A	19	26
Hispanic	117	2,032	4,798
Multi-Racial	184	2,892	7,088

Income	1 Mile	3 Miles	5 Miles
Median	\$51,149	\$50,287	\$37,011
< \$15,000	209	2,882	7,002
\$15,000-\$24,999	86	2,531	5,697
\$25,000-\$34,999	174	2,426	4,525
\$35,000-\$49,999	413	3,501	5,924
\$50,000-\$74,999	357	4,550	7,498
\$75,000-\$99,999	300	2,456	4,034
\$10,000-\$149,999	210	1,835	3,155
\$150,000-\$199,999	43	575	817
> \$200,000	147	615	865

Demographics



Housing	1 Mile	3 Miles	5 Miles
Total Units	2,102	23,676	44,999
Occupied	1,984	21,788	40,796
Owner Occupied	1,455	14,047	23,236
Renter Occupied	529	7,741	17,560
Vacant	118	1,888	4,203