

## RETAIL FOR SALE

# 4314 AND 4316 LANDERS ROAD

4314 And 4316 Landers Road, North Little Rock, AR 72117



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,678,000
<b>AVAILABLE SF:</b>	39,079 +/-
<b>LOT SIZE:</b>	6.25 Acres
<b>BUILDING SIZE:</b>	55,325 SF
<b>ZONING:</b>	C-4
<b>MARKET:</b>	Little Rock Metro
<b>PRICE / SF:</b>	\$84.55

### PROPERTY OVERVIEW

Rare offering of strategically-located land and buildings along the US 67-167 commercial corridor. Prime for redevelopment into a wide variety of potential uses, this versatile, 3-tract property features C-4 zoning and an 81,000 VPD traffic count. **BUYERS MAY MAKE OFFERS FOR ONE OR ALL THREE TRACTS.**

Tract 1: 2 acres with frontage on 67/167, 3 buildings totaling 20,525+/- square feet, and paved parking for \$1,742,400.

Tract 2: 3 acres with 18,544+/- square foot activity center with 96,000 sqft parking lot for \$2,500,000.

Tract 3: 1.25+/- acres level development lot with easement onto Smokey Lane for \$435,600.

Total price for all three tracts is \$4,678,000.

### PROPERTY HIGHLIGHTS

- Strategically located along Central Arkansas Commercial Corridor. 81,000 VPD traffic count on US 67/167!
- 6.25+/- acres total containing 3 buildings, ample parking, and development land in 3 tracts
- Tracts may be purchased together or separately
- 81,000 VPD traffic count on US 67/167
- Prime for redevelopment with C-4 zoning!

**KW COMMERCIAL**  
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**JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)**  
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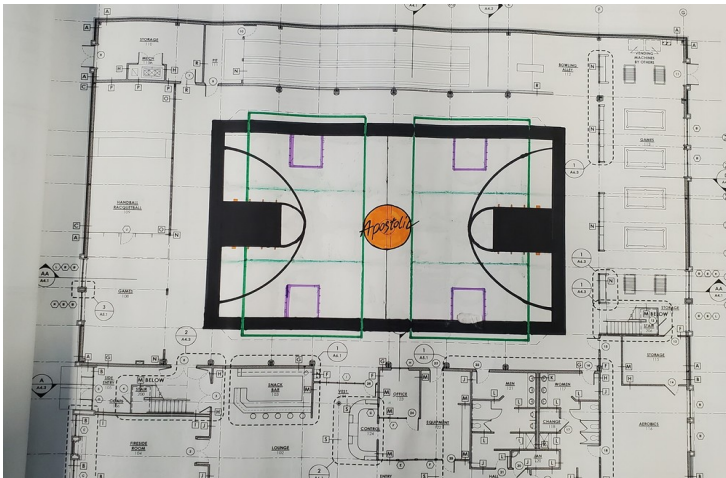
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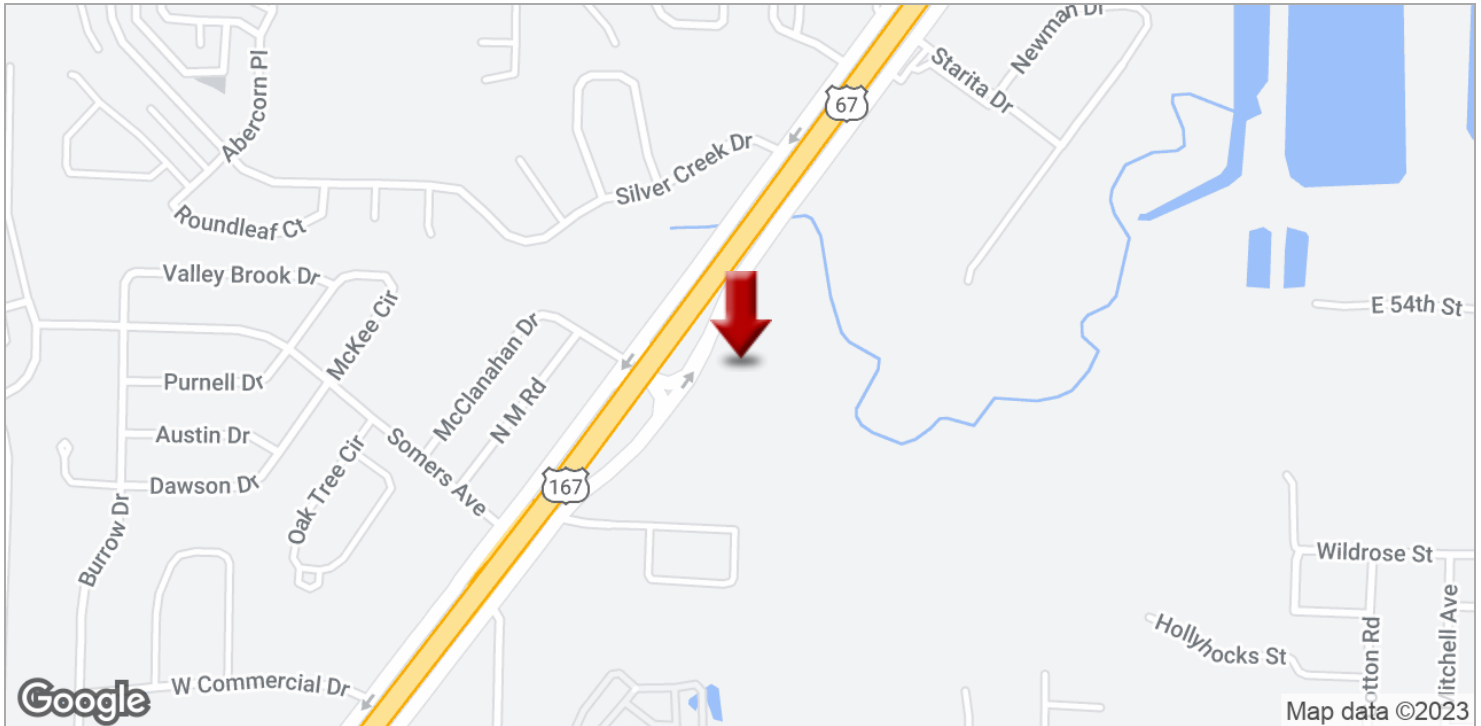




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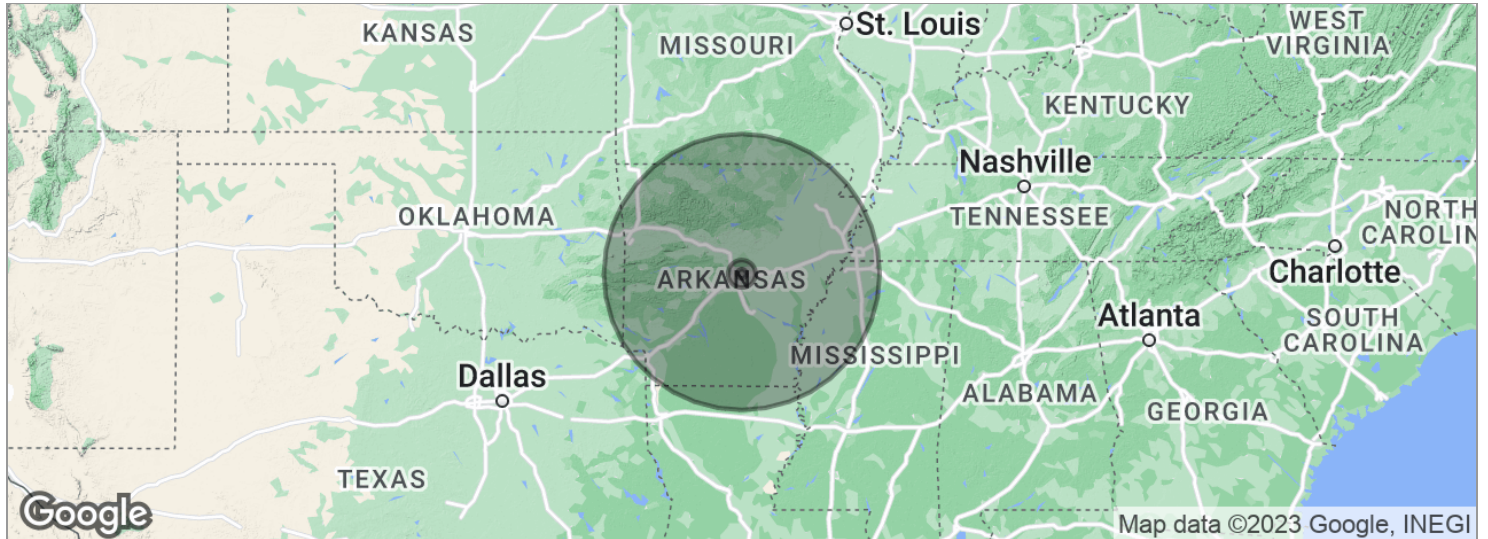
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POPULATION	5 MILES	15 MILES	150 MILES
Total population	100,217	404,351	3,205,692
Median age	38.0	35.9	38.3
Median age (male)	35.6	34.3	36.9
Median age (Female)	39.8	37.3	39.4
HOUSEHOLDS & INCOME	5 MILES	15 MILES	150 MILES
Total households	42,943	167,925	1,245,392
# of persons per HH	2.3	2.4	2.6
Average HH income	\$56,863	\$60,243	\$50,847
Average house value	\$158,834	\$167,946	\$126,332

\* Demographic data derived from 2020 ACS - US Census

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