



2411 McCain Blvd.

North Little Rock | Arkansas

Investment Opportunity | 100% Occupied Office Building

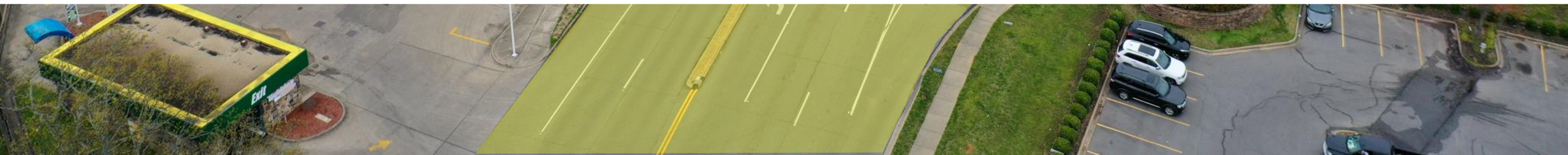
Exclusively Listed By:



**Newmark**

**Moses Tucker Partners**

501.376.6555 | [www.newmarkmtp.com](http://www.newmarkmtp.com)





# TABLE OF CONTENT

3 | OFFERING SUMMARY

4 | MAPS

6 | DRONE PHOTOS

7 | RENT ROLL

8 | DEMOGRAPHICS

EXCLUSIVELY LISTED BY:



**CHRIS MOSES**  
Principal, President & CEO  
Direct: 501-376-6555  
cmoses@newmarkmtp.com

**GREYSON SKOKOS**  
Associate Director  
Direct: 501.376.6555  
gskokos@newmarkmtp.com

**CHRIS MONROE**  
Director of Corporate Services  
Direct: 501-376-6555  
cmonroe@newmarkmtp.com

**GEORGE FRIEDMANN**  
Associate  
Direct: 501.376.6555  
gfriedmann@newmarkmtp.com





# OFFERING SUMMARY

OFFERING PRICE: Call Agent

BUILDING AREA: 8,913 RSF

ACREAGE: .90 Acres

YEAR BUILT: 1999

Newmark Moses Tucker Partners is pleased to present the opportunity to acquire fee-simple interest of 2411 McCain Blvd, North Little Rock, AR. The property features 8,913 SF of fully occupied office space.

The property is strategically located in the heart North Little Rock. 2411 McCain Blvd. is visible along McCain Blvd. (23,000 VPD) and immediately adjacent to Bank of America. McCain Blvd. is one of the heaviest traveled corridors in North Little Rock and is home to a mix of national retailers, office users, and much more.

## HIGHLIGHTS

- 100% occupied building
- Excellent tenant mix consisting of dental, medical and general office users
- Rental increases to hedge inflation
- Strategic location
- Strong demographic support



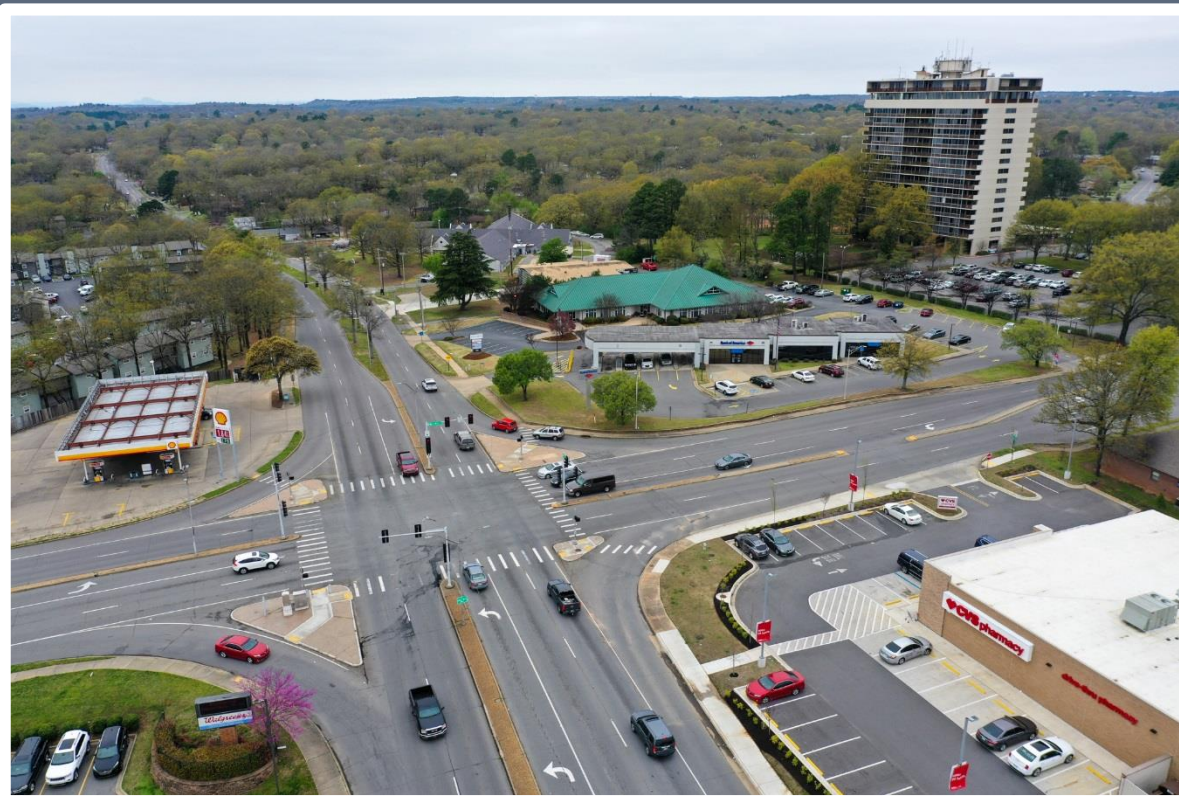












**Newmark**  
Moses Tucker Partners

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# DEMOGRAPHICS

The City of North Little Rock is the second largest city in Pulaski County and is home to over 70,000 residents. Year over year, North Little Rock has experienced steady population and economic growth year over year. Located on the north shore of the Arkansas River, North Little Rock has a growing number of down-by-the-river attractions including the Arkansas Inland Maritime Museum, the Arkansas Sports Hall of Fame, Dickey-Stephens baseball park, the North Shore River Walk and the METRO Streetcar. Nearby Simmons Bank Arena hosts concerts by major entertainers and other special events. The downtown Argenta Historic District is also booming with restaurants and shops. New developments are offering both housing and entertainment options downtown and throughout the city of North little Rock.



## DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



**261,364**

2019 Population

**295,786**

2019 Daytime  
Population

**264,461**

2019 Total  
Businesses

**37.4**

Median Age  
US Median – 38.2

**118,728**

2018 Households

**2.1**

Avg Household Size

**\$54,697**

Median HH Income  
US Median - \$56,124



**Newmark**  
**Moses Tucker Partners**

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



EXCLUSIVELY LISTED BY:

**CHRIS MOSES**  
Principal, President & CEO  
Direct: 501-376-6555  
cmoses@newmarkmtp.com

**GREYSON SKOKOS**  
Associate Director  
Direct: 501.376.6555  
gskokos@newmarkmtp.com

**CHRIS MONROE**  
Director of Corporate Services  
Direct: 501-376-6555  
cmonroe@newmarkmtp.com

**GEORGE FRIEDMANN**  
Associate  
Direct: 501.376.6555  
gfriedmann@newmarkmtp.com

