

BUILDING FOR SALE

7725 Warden Rd | North Little Rock, AR 72120



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AVAILABLE

4,783 SF

SALE PRICE

~~\$995,000~~ **\$595,000**

HIGHLIGHTS

- Former bank branch
- Located on approximately 1.33 acres
- Excellent visibility from 67/167
- C-3 zoning
- Access from Warden Rd and Brookwood Rd
- Ample land and parking for re-development or owner/user



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LOCATION SUMMARY

This building is conveniently located on Warden Road, with excellent visibility from Highway 67/167. The property is in close proximity to both the retail and medical corridors of Sherwood and North Little Rock.

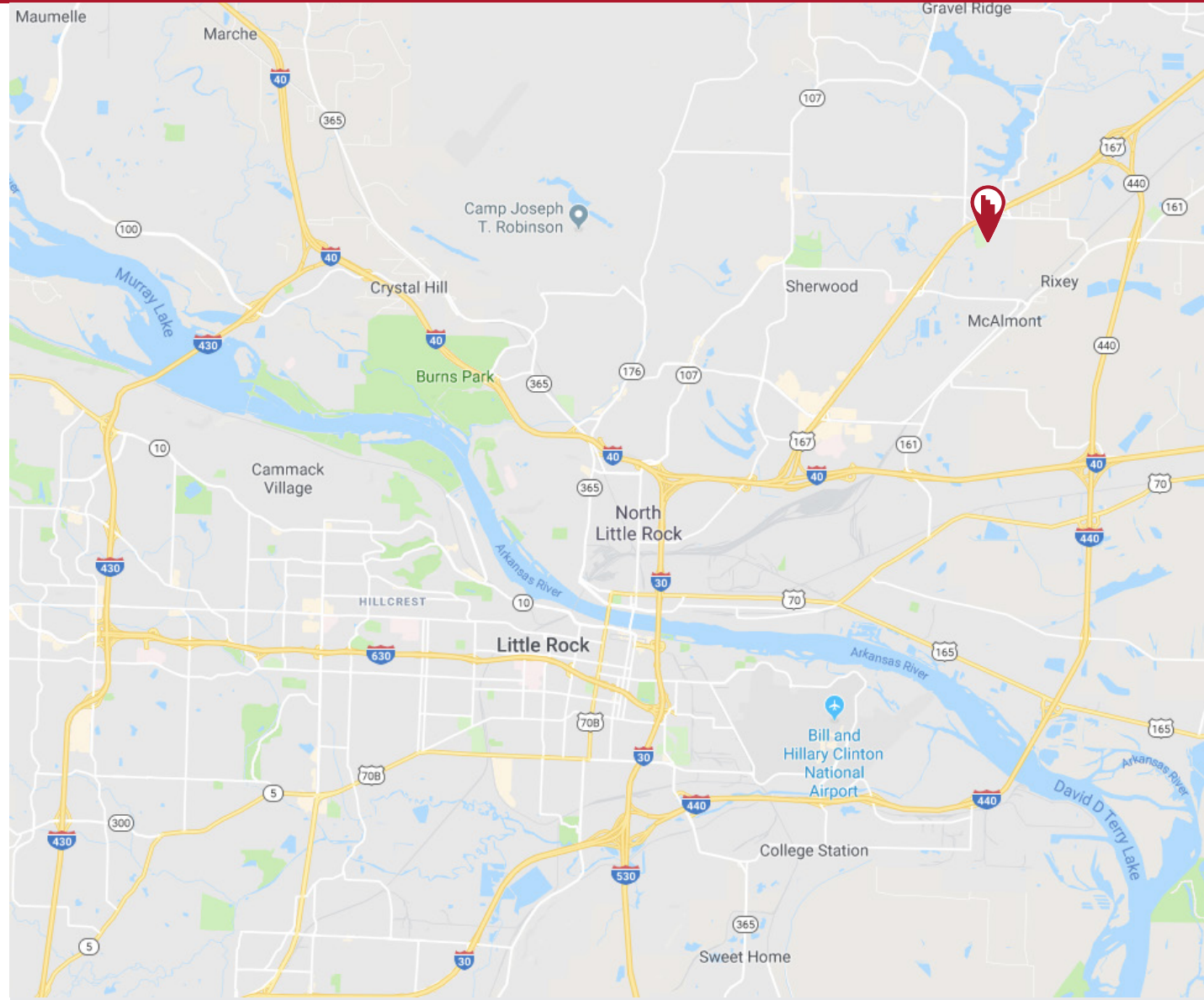
DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	4,133	37,180	78,999
AVERAGE HH INCOME	\$54,239	\$76,093	\$72,003
TOTAL HH	1,917	15,836	33,750

TRAFFIC COUNTS

Highway 67/167 - 84,000 VPD

Warden Road - 11,000 VPD



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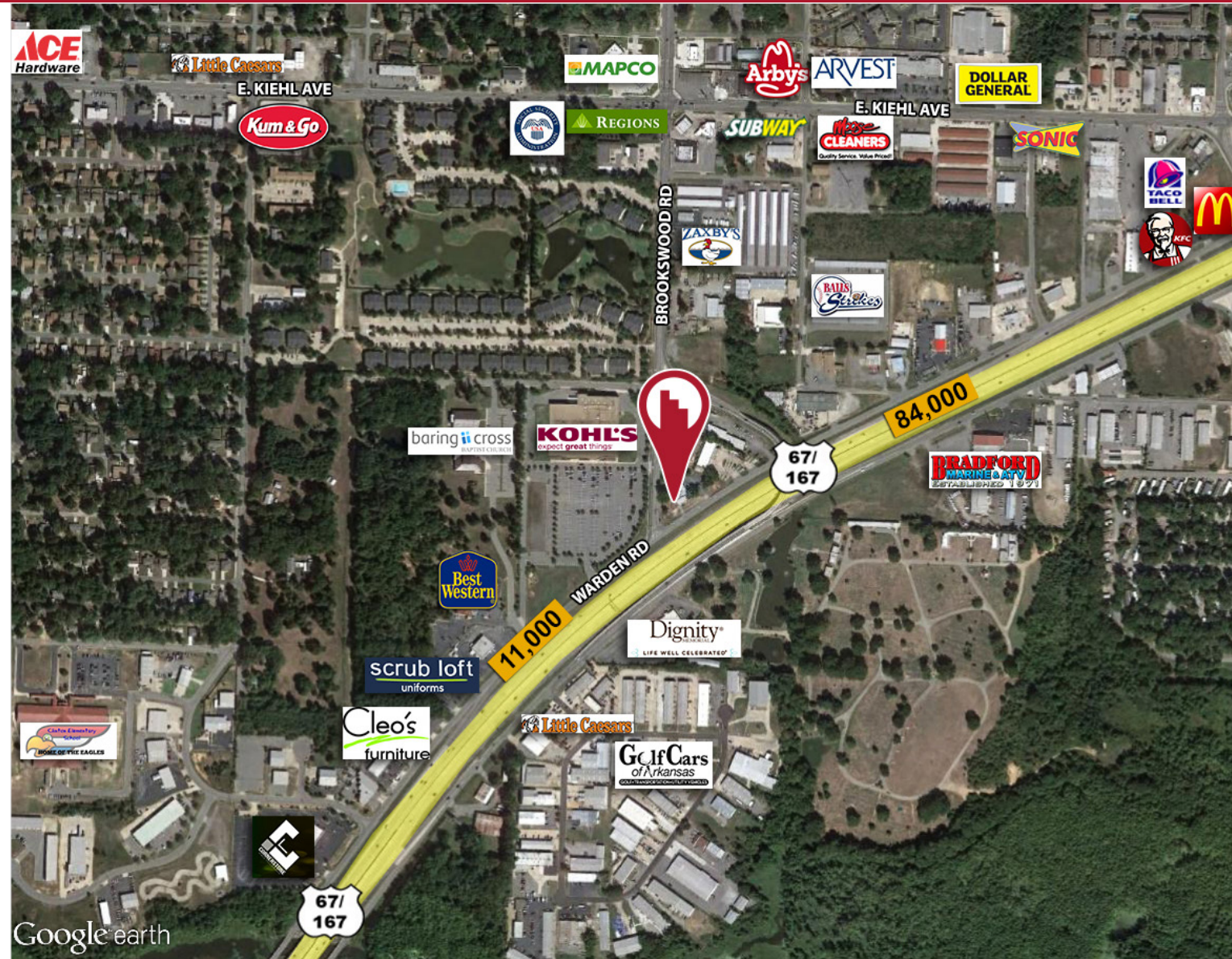


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SITE AERIAL



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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EXECUTIVE VICE PRESIDENT | PARTNER



DARYL PEEPLES
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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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