



Executive Summary



Offering Summary

Lease Rate:	\$14.00 SF/yr + Utilities
Purchase Price for Land and Building:	\$2,500,000.00
Building Size:	15,000 SF
Available SF:	1,500 SF

Also Available

Executive Suites: \$400.00 - \$1,100.00/month

Excess Land

2.70 Acres Zoned I-2: \$4.00/SF

Property Overview

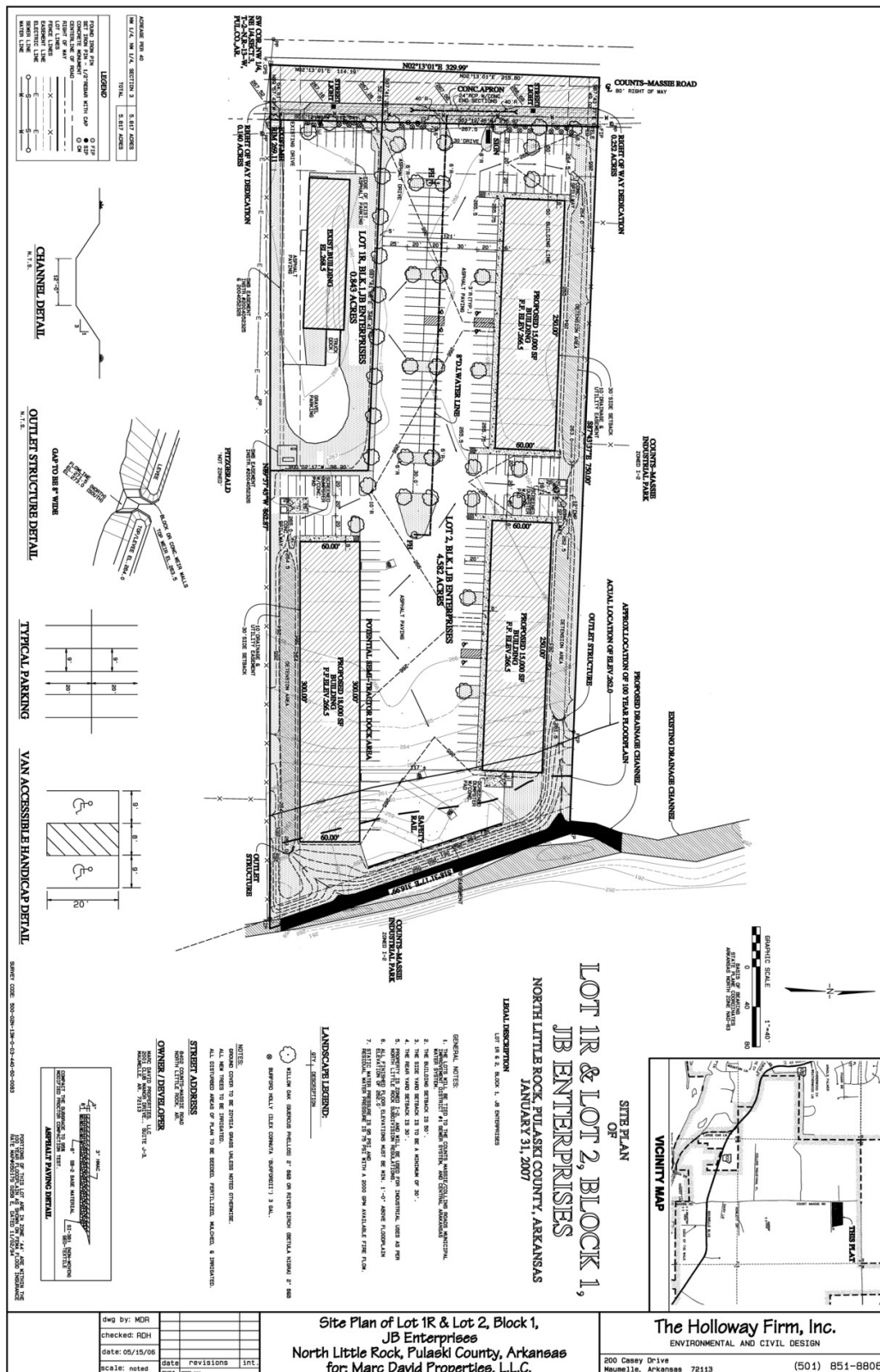
Located just off of Counts Massie Rd. surrounded by industrial and office developments. Easy access to I-40 through brand new White Oak Crossing development. Maumelle is the midway point between Conway & Little Rock. Maumelle being centrally located in Arkansas makes this an ideal site for industrial distribution or general office development.

Demographics	1 Mile	5 Miles	10 Miles
Total Households	548	22,457	105,611
Total Population	1,290	52,098	245,256
Average HH Income	\$85,694	\$92,252	\$72,747



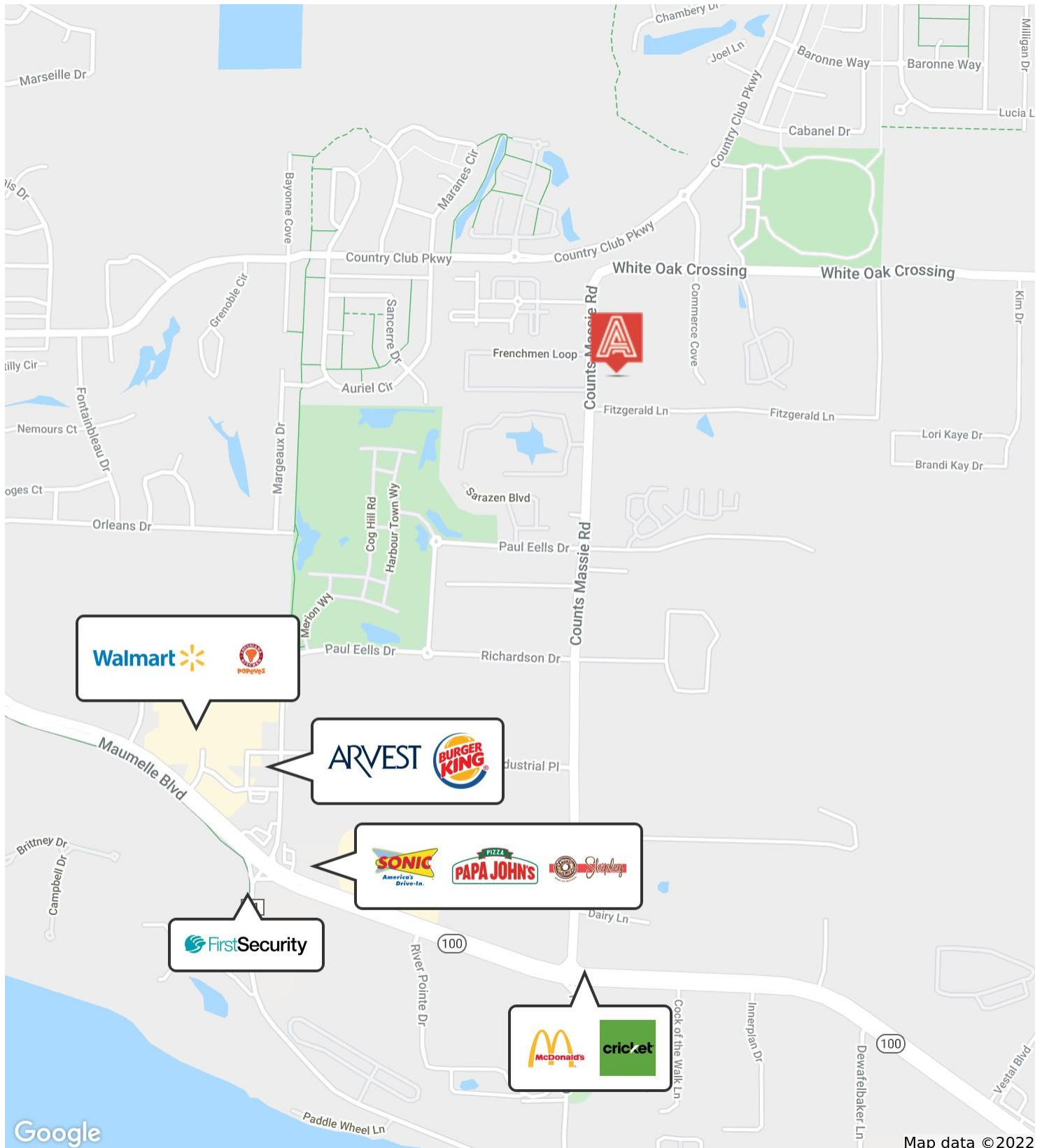
Additional Photos







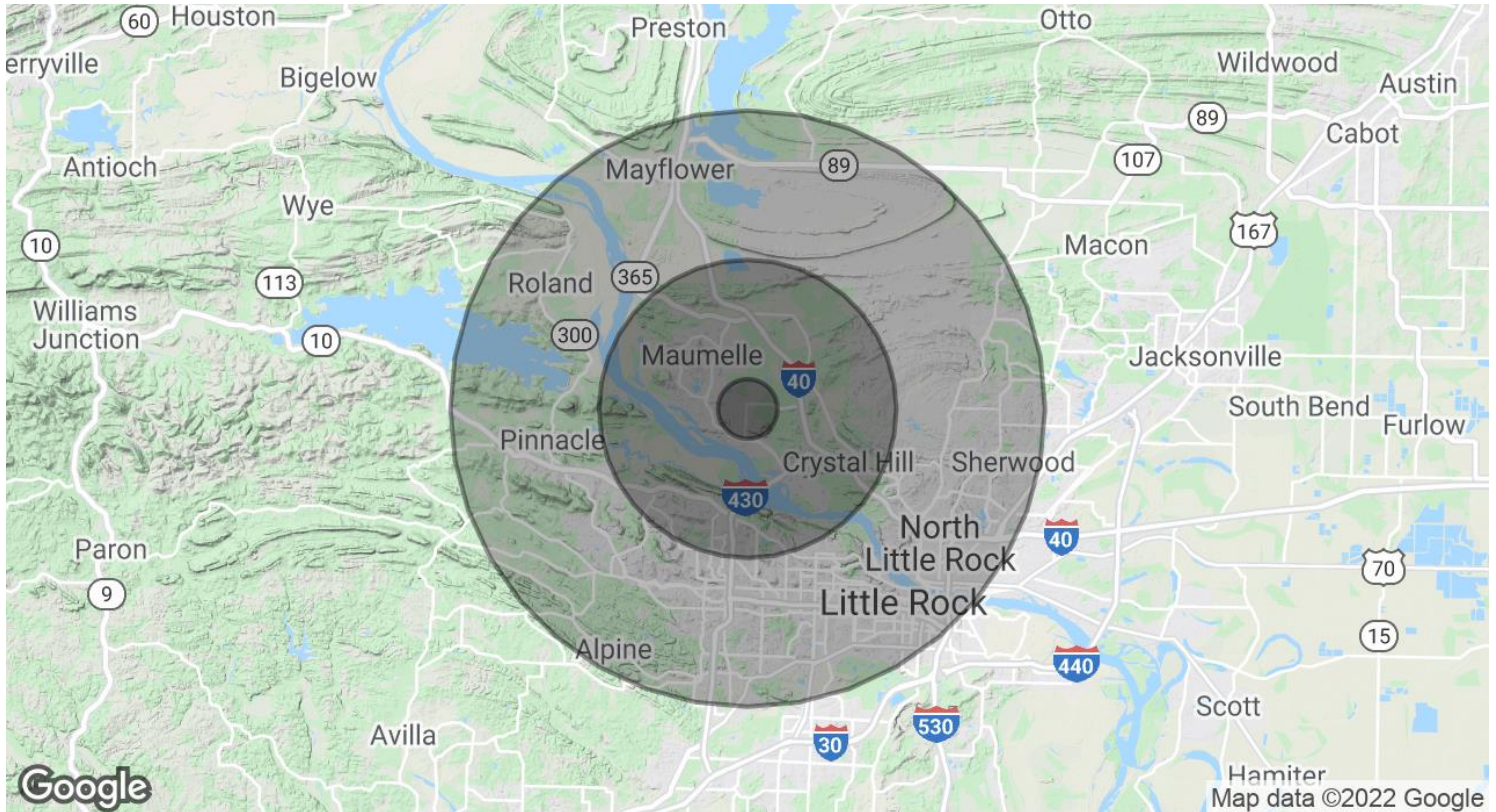
Location Map



Map data ©2022



Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	1,290	52,098	245,256
Average Age	35.9	37.8	37.0
Average Age (Male)	36.3	36.2	35.3
Average Age (Female)	35.6	39.5	38.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	548	22,457	105,611
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$85,694	\$92,252	\$72,747
Average House Value	\$235,496	\$245,189	\$221,400

* Demographic data derived from 2010 US Census