



PRICE IMPROVEMENT!

**FOR
SALE**

**INCOME-PRODUCING FLEX WAREHOUSE
BUILT IN 2018 | FULLY OCCUPIED | OPPORTUNITY ZONE**

 **1112 W. 9TH STREET | NORTH LITTLE ROCK, AR**

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

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PROPERTY INFORMATION

Built in 2018 and fully occupied by three tenants, this 6,720 SF $\pm$ flex warehouse offers immediate income and long-term investment potential. The building is divided into three 2,056 SF $\pm$ suites, providing flexibility for tenants while supporting stable cash flow. The property features heated and cooled warehouse space, 18-foot clear heights, and grade-level access, providing functionality for a variety of industrial users. Situated on 0.33 Acres $\pm$, the site includes reinforced concrete paving, exterior lighting, a 6-foot wood privacy fence, and a secured wood gate. **Located directly on Pike Avenue with excellent visibility and approximately 22,000 vehicles per day (VPD)**, the property benefits from outstanding exposure in a high-traffic corridor. **Located within an Opportunity Zone**, this modern industrial asset combines stable occupancy with practical design and strong operational appeal.

> SALE PRICE

~~\$850,000~~
\$799,000

> ZONING

C-6

> BUILDING SIZE

6,720 SF $\pm$

> LAND AREA

0.33 ACRES $\pm$



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DEMOGRAPHICS

POPULATION

	1 MI	3 MI	5 MI
2024 Population	14,314	86,887	157,733
2023 Population	14,040	86,179	157,966
2022 Population	14,392	85,414	157,958
2021 Population	14,143	84,517	159,375
2020 Population	14,263	84,662	160,302

AGE

	1 MI	3 MI	5 MI
2024 Median Age	38.1	38.0	37.9
Under 20	2,209	18,657	35,977
20 - 25	1,159	6,108	11,359
25 - 45	5,137	26,814	45,570
45 - 65	3,608	21,000	37,615
Over 65	1,814	11,765	22,774

HOUSEHOLD INCOME

	1 MI	3 MI	5 MI
2024 Median Income	\$46,412	\$52,685	\$55,248
Under \$25k	2,473	10,386	16,824
\$25k - \$50k	1,994	9,731	17,081
\$50k - \$100k	2,012	11,319	20,574
\$100k - \$150k	858	5,249	9,852
Above \$150k	1,086	5,187	9,311

HOUSING & OCCUPANCY

	1 MI	3 MI	5 MI
Population-to-Household Ratio	4:01	5:01	5:01
Occupied	6,838	34,623	62,668
Vacant	1,585	7,249	10,974
Renter-to-Homeowner Ratio	20:07	20:17	1:01
Renters	6,336	22,570	36,811
Homeowners	2,087	19,302	36,831

EMPLOYMENT

	1 MI	3 MI	5 MI
Total 2024 Employees	12,556	71,891	128,935
Management, Business, Science, Arts	5,138	22,476	38,874
Educational, Health Care	2,266	13,138	22,231
Professional Services	1,241	5,733	9,589
Retail Trade	1,159	6,235	10,149
Finance, Insurance	1,042	3,370	6,140
Arts, Entertainment, Food	581	4,440	7,205
Public Administration	682	3,241	5,942
Manufacturing	500	3,369	6,282
Construction	544	3,358	5,382
Transportation, Warehousing	260	3,232	5,272
Other Services	426	2,260	4,277
Information	155	796	1,463
Wholesale Trade	221	956	1,643
Agriculture	9	90	333

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