

FOR SALE

Walmart Shadow Center



13501-13541 CRYSTAL HILL ROAD, NORTH LITTLE ROCK, AR 72113



Walmart Shadow Center with Value-Add Opportunity

Strategically positioned on the main entrance to the 200,000 SF Maumelle Walmart Supercenter built in 2008 and located in the middle of the Little Rock – North Little Rock – Conway metropolitan statistical area with a population of 731,612, the subject offering provides a buyer opportunity to add significant value through the lease-up of 5,539 square feet, with the potential to add +/- \$80,000 in NOI on vacancy with lease rates priced below market cost. Crystal Center will benefit from the new Maumelle entrance from I-40 which will drive regional traffic from the interstate directly in front of the subject property.

Offering memorandum available upon execution of confidentiality agreement

Property Information

- > List price: \$1,150,000
- > Building: 11,248 SF
- > Lot size: 1.27 AC
- > Available SF: 5,539 SF
- > Parking: 7.1:1

2018	1 mile radius	3 mile radius	5 mile radius
Population	5,861	23,877	72,042
Total Households	2,748	10,758	31,835
Avg. Household Income	\$88,946	\$91,581	\$100,900



LISTING AGENTS:
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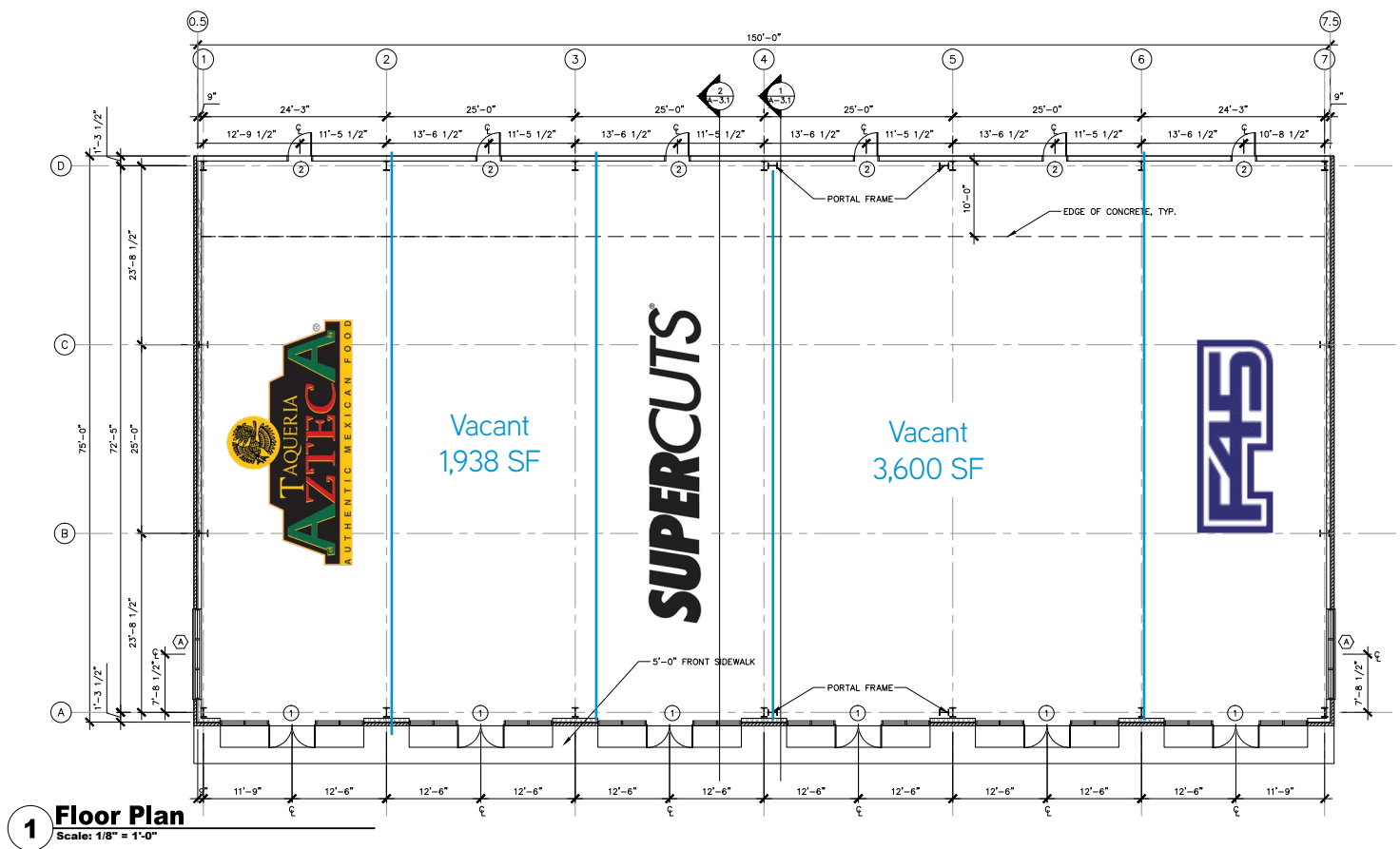
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Neighborhood Aerial



Floor Plan



I-40 Maumelle Interchange Construction

