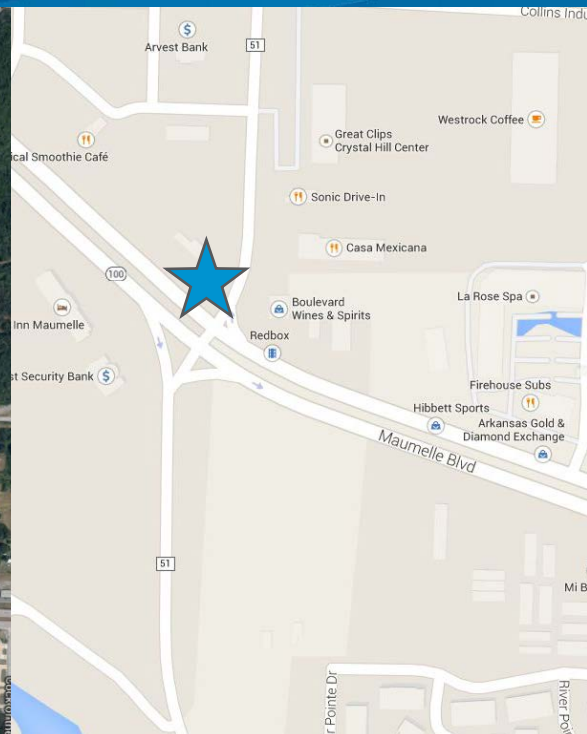


FOR SALE OR GROUND LEASE

# Commercial Site



11921 MAUMELLE BOULEVARD, NORTH LITTLE ROCK, AR 72113



## Offering

Tract Size: Approximately 0.914 acres

Sale Price: \$975,000

Ground Lease Rate: Absolute Net, twenty (20) year minimum with three percent (3%) annual escalations

## Information & Amenities

- Signalized access
- Directly in front of Walmart
- Traffic Count: ≈ 33,000 VPD on Maumelle Blvd.
- Excellent visibility and access from Maumelle Blvd.
- Property is currently operated as a Suds Car Wash

## Contact Us

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