



## 800 N MAIN STREET NORTH LITTLE ROCK, AR 72114

**FOR SALE: \$1,350,000**

**FOR LEASE: *NEGOTIABLE – CALL FOR PRICING***


(WILL REDEVELOP-TO-SUIT FOR A QUALIFIED, LONG-TERM TENANT)

### 2023 Demographic Statistics (5 Mile Radius)

- Est. Population: 123,832
- Average household income: \$64,298
- Number of Households: 54,520

### Redevelopment opportunity

- Exceptional 1.656± acre site, strategically located in the Argenta Arts District in North Little Rock
- Highly visible location with abundant Main Street frontage
- Zoned C-6 mixed use commercial
- Building features 16,032± SF finished space with additional 1,932± SF finished space in sub-building
- Year built: 1956
- Traffic count: 17,000± VPD on Main Street

 501-374-2303

 [haybarrealestate.com](https://www.haybarrealestate.com)

 701 W 7th Street  
Little Rock, AR 72201

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AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.



## SITE HISTORY

- Constructed in 1956 as the North Little Rock Electric building, this two-story office building then served as a police substation for the North Little Rock Police Department until 2022.
- Its traditional office layout in conjunction with its unique, strategically situated grounds makes this site a prime redevelopment opportunity.
- This property is located in the Argenta Arts District -- a vibrant and creative neighborhood full of restaurants, breweries, theatres, entertainment, retail, office, and more.

