


**Asking Price:**

# $12.00

PSF GROSS

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FOR LEASE

# Northeast Business Center for Lease

## 5105, 5305, 5309, & 5313 McClanahan Drive and 5301 Warden Road, North Little Rock, AR

### Features

- Suites available from 800 SF - 2,025 SF
- Lease rate: $12.00/SF, Gross + utilities
- Multipurpose flex/warehouse space
- Quick and easy access to I-57 and minutes from the I-57/I-40 interchange
- Approximately 82,000 vehicles per day on I-57

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FOR LEASE




## AVAILABLE SUITES

| Suite | Size |
|---|---|
| A02 | 800 SF |
| A04 | 800 SF |
| A10 | 800 SF |
| A11 | 800 SF |
| B01 | 800 SF |
| B02 | 800 SF |
| B04 | 800 SF |
| D02-03 | 1,600 SF |
| D07 | 800 SF |
| G03 | 2,025 SF |
| I02-03 | 2,000 SF |
| I04 | 2,000 SF |
| J09 | 1,920 SF |






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# Area Demographics

### Estimated Population (2026)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| 5,559 | 49,800 | 92,408 |

### Estimated Households (2026)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| 2,513 | 21,699 | 40,203 |

### Est. Avg Household Income (2026)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| $116,877 | $96,019 | $85,827 |


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