

MEDICAL / OFFICE SPACE FOR LEASE IN WEST LITTLE ROCK

5 Office Park Dr | Little Rock, AR 72211



KINDLEY WASSN

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Suite 1: ±1,240 SF

Suite 3: ±1,400 SF

PRICE

\$15.00/PSF

COMMENTS

- Professional office space in one of Little Rock's most popular retail and dining districts
- 10-min average drive time to Downtown Little Rock
- Best for small office users, lawyers, doctors, etc
- Tenant pays utilities/ Landlord pays for water

DEMOGRAPHICS

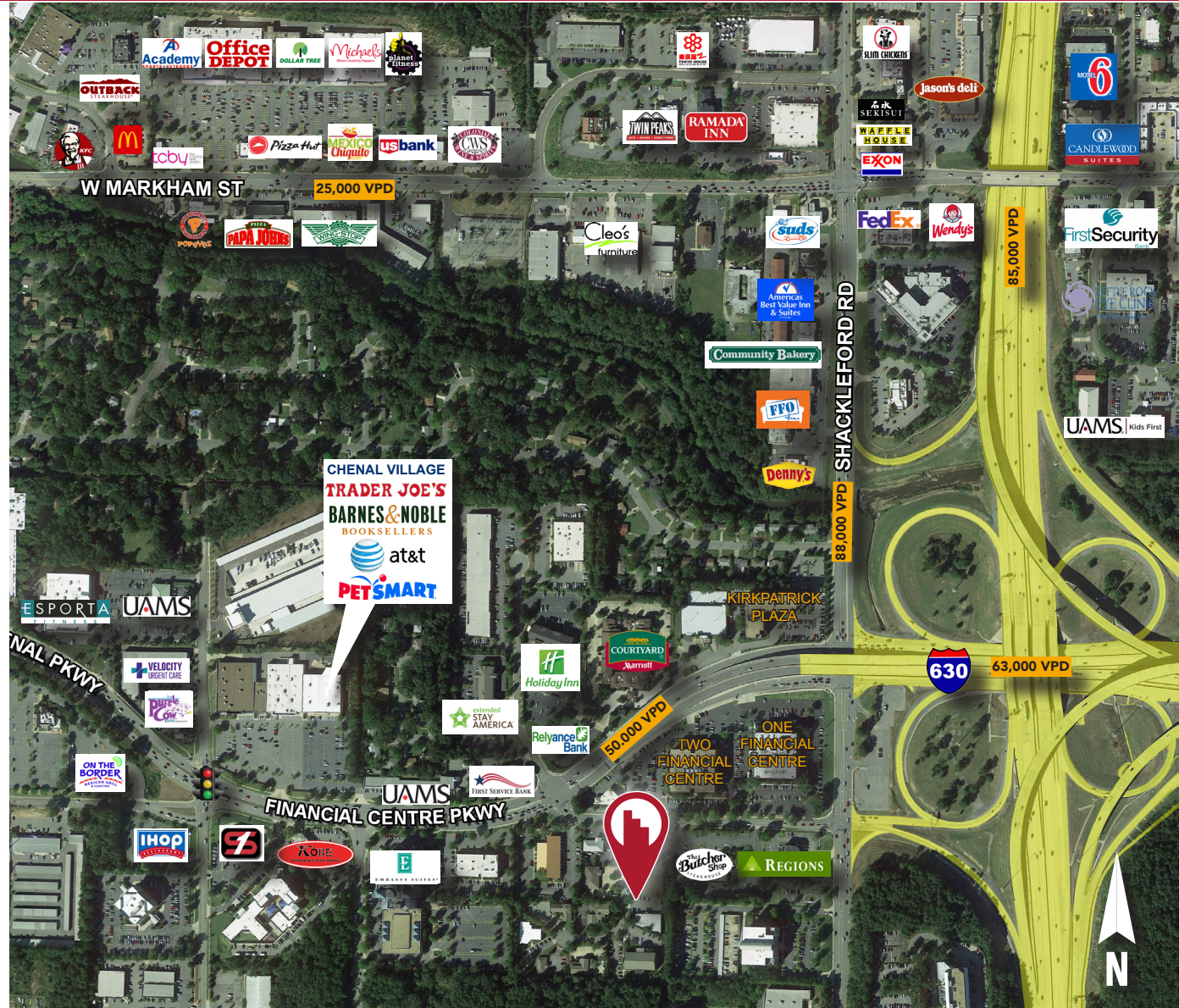
| | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 5,714 | 71,341 | 132,685 | 310,662 |
| AVERAGE HH INCOME | \$55,648 | \$85,174 | \$91,585 | \$81,959 |
| TOTAL HH | 2,662 | 32,324 | 59,366 | 134,076 |

TRAFFIC COUNTS

I-630: 63,000 VPD

I-430: 85,000 VPD

Financial Centre Pkwy: 50,000 VPD



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS