

OFFICE/WAREHOUSE BUILDING FOR SALE IN DOWNTOWN LITTLE ROCK

1115 W. 3rd St | Little Rock, AR 72201



NICK KELLEY

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±11,081 SF Office Space

±2,947 SF Warehouse Space

±14,028 SF Office/Warehouse Building on ±0.8 Acres

SALE PRICE

\$1,600,000

COMMENTS

- 45 On-site Parking Spaces
- Prominent downtown location near the State Capitol, courthouses, River Market, and core CBD amenities
- Flexible floor plan with a mix of private offices, open bullpen space, and conference rooms
- Ideal for professional services, medical or health-adjacent users, tech firms, and creative industries
- Excellent connectivity to I-630 and major arterials; easily accessible via public transit and bikeable urban grid
- High-visibility signage and branding opportunities along W. 3rd Street

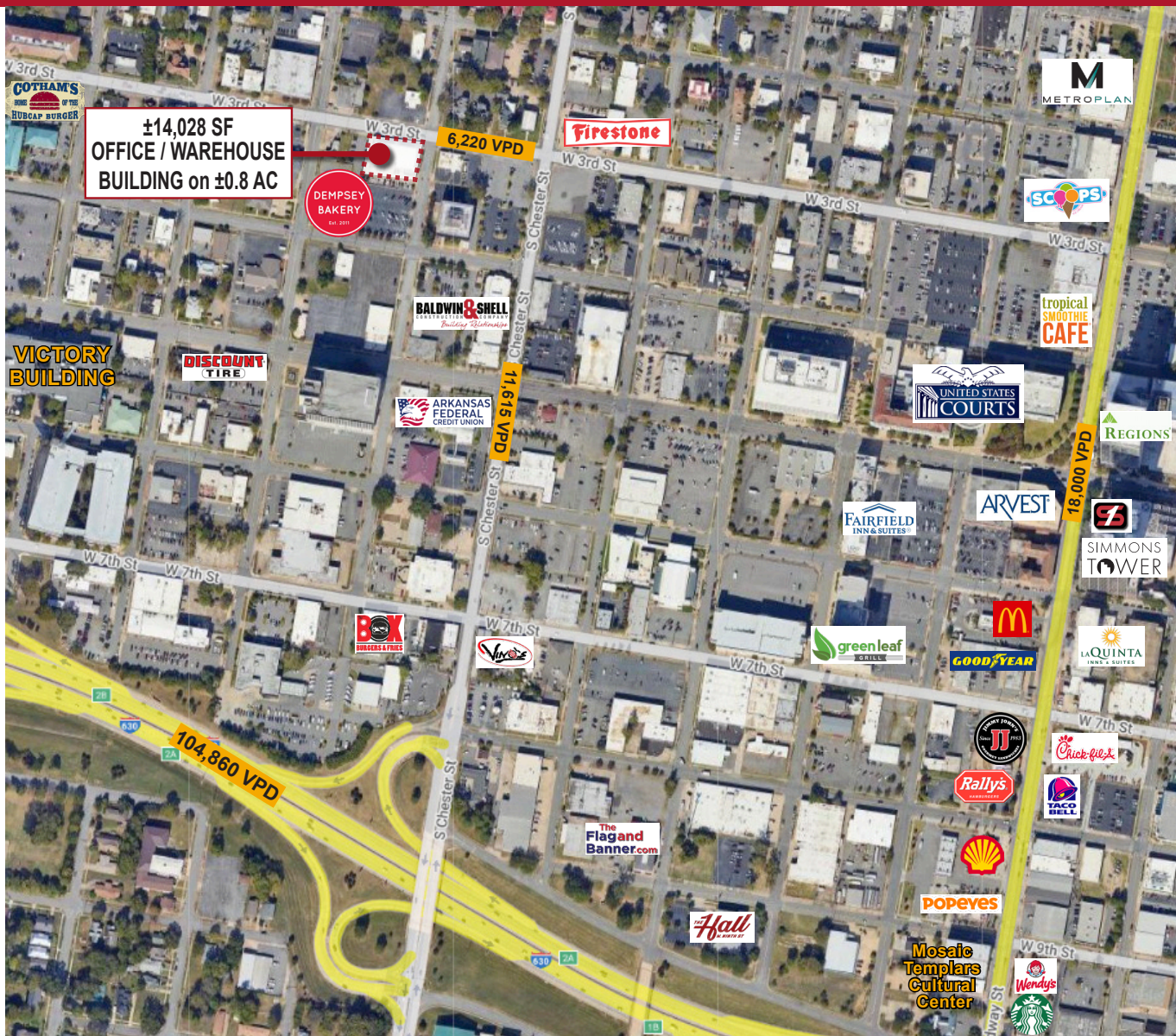
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	34,882	97,731	162,811	306,887
AVERAGE HH INCOME	\$109,042	\$86,180	\$86,394	\$92,832
TOTAL HH	3,024	25,287	56,548	133,510

TRAFFIC COUNTS

W. 3rd St: 6,220 VPD

S. Chester St: 11,615 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