

# BLANDFORD PHYSICIANS CENTER

5 SAINT VINCENT CIRCLE



## PROPERTY DESCRIPTION

Blandford Physicians Center is a 67,752 SF property in Little Rock's Midtown Medical Corridor, offering prime office and medical suites.

## PROPERTY HIGHLIGHTS

- Recently renovated medical office suites featuring high-end finishes
- Convenient surface and underground parking options for patients and staff
- Strategically surrounded by leading medical centers, including UAMS, Arkansas Children's Hospital, CHI St. Vincent Infirmary, and Baptist Health Medical Center-Little Rock
- Proximity to key transportation hubs, ensuring efficient travel for patients, staff, and visitors
- Traffic Counts: W Markham Street (18,000 AADT), N University Avenue (32,000 AADT), and I-630 (119,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,799	32,627	70,286
Total Population	9,751	71,086	153,202
Average HH Income	\$89,401	\$81,365	\$76,734

**KEVIN MCCOLLUM**

501.912.7620

kmccollum@jonesaur.com

**ALEX COPE**

501.301.0375

acope@jonesaur.com



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