

**DOLLAR  
TREE**

**SUBWAY**

**Orangetheory<sup>®</sup>**  
FITNESS

**10 Fitness**

# Westgate

Shopping Center

**Neighborhood Center Investment Opportunity**

6823 Cantrell Road | Little Rock, AR 72207

# Offering Overview

**SRS Real Estate Partners, Capital Markets** has been exclusively retained to offer qualified investors the unique opportunity to acquire **Westgate Shopping Center** (or the "Property"), a 52,386 SF neighborhood retail center on 4.73 acres **in the Midtown Submarket of Little Rock, Arkansas.**

The Property occupies a high-visibility corner at Cantrell Road and North Bryant Street, positioned along the primary thoroughfare linking Central Little Rock to its wealthiest western suburbs. The surrounding trade area — encompassing The Heights, Cammack Village, Hillcrest, Midtown, and Reservoir — boasts average household incomes above \$127,000 within a one-mile radius.

The Property features a curated blend of national and local tenants, including 10 Fitness, Dollar Tree, Baptist Health Urgent Care, and Orange Theory Fitness. With challenging topography restricting development, new competition is limited in an already supply-constrained retail market.

The trade area benefits from consistent employment generators, anchored by the University of Arkansas for Medical Sciences, Baptist Health, and local and state government employment.

**Westgate Shopping Center offers investors an opportunity to acquire a market-leading retail center with value-add optionality in the heart of Arkansas' capitol city.**


[SRSRE.COM/WestgateShoppingCenter](https://SRSRE.COM/WestgateShoppingCenter)



# Westgate Shopping Center

  
 52,386± SF  
**Offering GLA**

  
 4.73± AC  
**Land Area**

  
 92.2%  
**Occupancy**

  
 1965/1992  
**Year Built/Renovated**

  
 263  
**Parking Spaces**  
 (5.02 Per 1,000 SF)

  
 2022  
**Roof Replaced**  
 (20 YR Warranty)

# Market Leading

Retail Center



**Strong Recent Leasing to National Concepts**



**Parallel Along Little Rock's Main Thoroughfare**

(20K + VPD) Cantrell Road



**Curated Blend of National & Local Tenancy**



#1 in State (Placer.ai)



**Two Prominent Pylon Signs & 3 Points of Ingress/Egress** with a Dedicated Left Turn Lane into the Center



**Recently Replaced Roof Allows Investor to Maintain Their Basis**



## Proximity to Economic Drivers

### University of Arkansas for Medical Science



**10K+** Staff | **\$3.9 - \$5BN** Economic Impact

### State Capitol/Public Services



**40K+** Gov Employees in the Area | **\$44K - \$220K** Salary Range

### Baptist Health



**827** Licensed Beds | **\$4BN - \$5BN** Est. Economic Impact

# Little Rock

Arkansas



### Top Employers



**State of Arkansas**  
35K+ Jobs



**Local Government**  
27K+ Job



**Federal Government**  
10K+ Jobs



**University of Arkansas Medical Sciences**  
9K+ Jobs



**Baptist Health**  
5.5K+ Jobs



**LITTLE ROCK AFB**  
19TH FORCE SUPPORT SQUADRON

**Little Rock Air Force Base**  
4.5K+ Jobs



**Arkansas Children's Hospital**  
4K+ Jobs



**Little Rock ISD**  
3.5K+ Jobs



**Central Arkansas Veterans Healthcare**  
2.8K+ Jobs



**Entergy Arkansas**  
2.7K+ Jobs



**Westgate**  
Shopping Center

Westgate Shopping Center | Little Rock, AR

# Value-Add

Optionality

## Immediate Value-Add

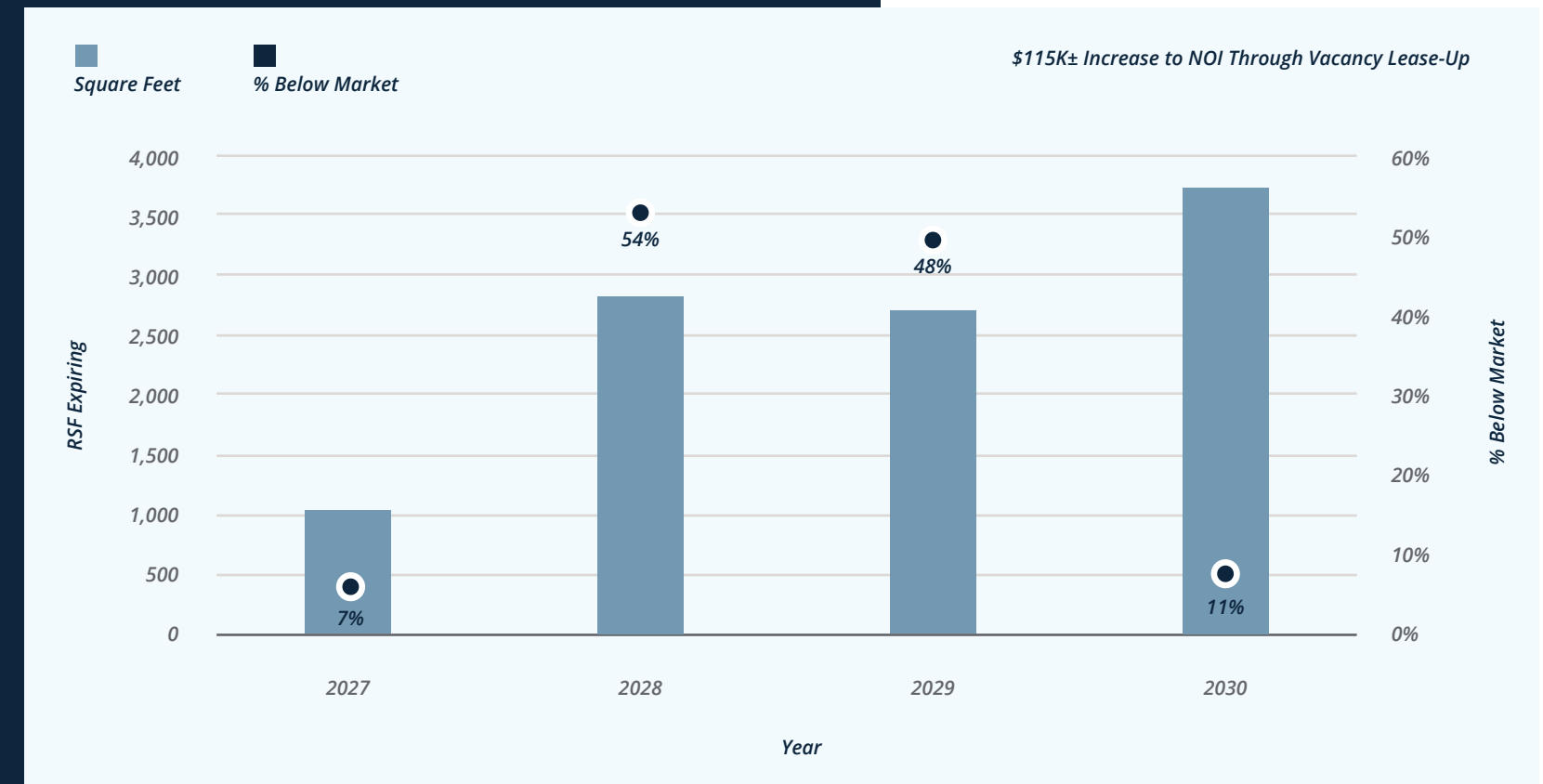
Through Lease-Up of 4,000 SF

## Mark-to-Market Opportunities

Across Shop Space



**Ability to Increase NOI 12%**  
in First 6 Months of Ownership



# True Neighborhood Center Servicing Affluent Pockets

## Westgate Shopping Center

**Chenal Valley**  
4,800 Acres

**Cammack Village**

**Heights**

**Midtown**

**NORTH LITTLE ROCK**

**Little Rock**



**\$1,362,500**

**Chenal Valley**  
New Master-Planned Development

**\$180K** Avg HH Income | Existing & Custom Built Homes



**\$645,900**

**Midtown**  
Healthcare Focused Living District (Doctors, Nurses etc.)

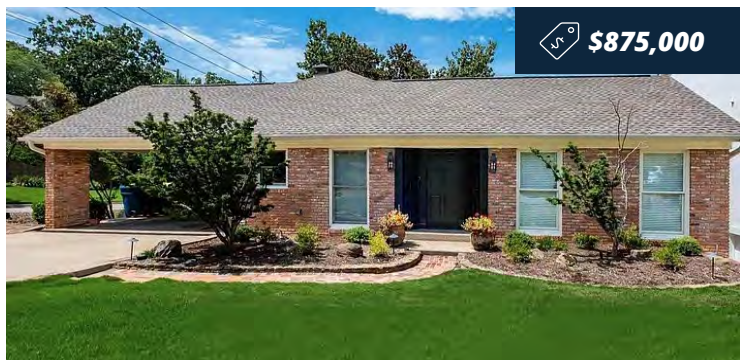
**\$98K** Avg HH Income | **97%** White Collar Workers



**\$1,875,000**

**Cammack Village**  
Own Municipality – Not Part of Little Rock

**\$135K** Avg HH Income | **97%** White Collar Workers/Doctors



**\$875,000**

**Heights**  
Healthcare Focused Living District (Doctors, Nurses etc.)

**\$130K** Avg HH Income | **70%** College Graduates

# Iron Clad Retail Market



**96.7%**  
Leased

95%+ Projected Occupancy Through 2030 (CoStar)

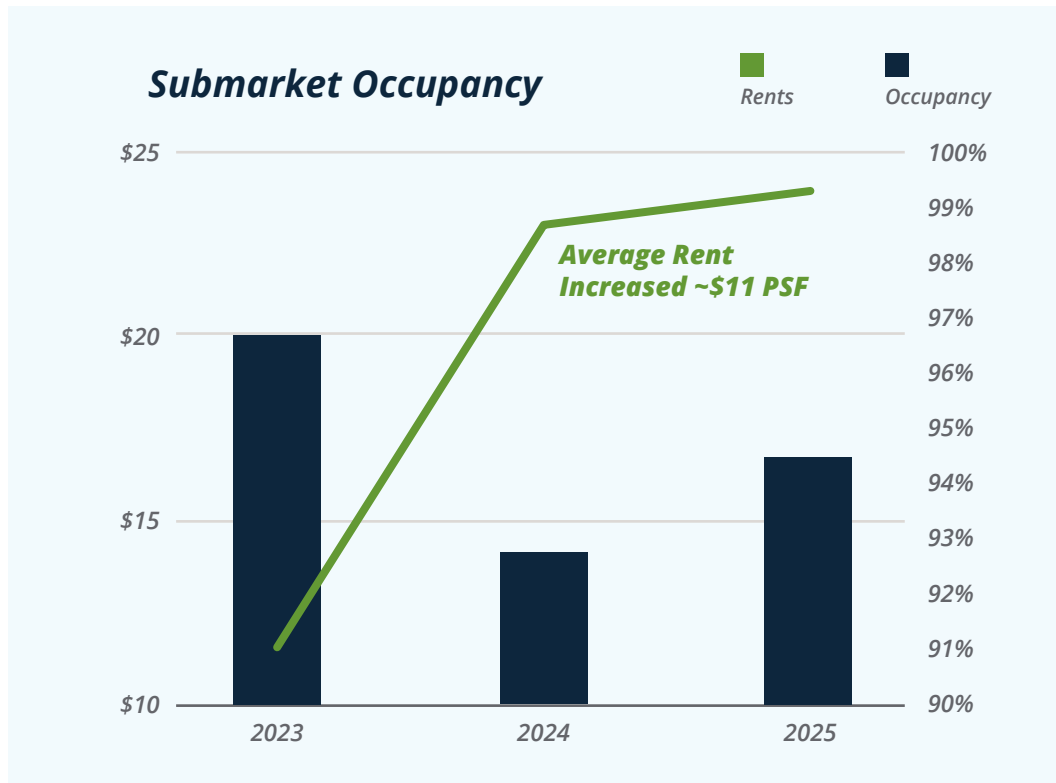


**38.2K SF**  
Under Construction

<0.1% of Total Inventory

**275K SF**  
Positive Absorption  
in the Last 12 Months

Positive Absorption for **9** of the Last **10** Years



# Little Rock, Arkansas

**Located in the Midtown Submarket of Little Rock, Arkansas,** Westgate Shopping Center is prominently located on the corner of Cantrell Road and North Bryant Street.

Cantrell Road serves as a major thoroughfare between Central Little Rock and the affluent communities to the West. Average household incomes exceed \$127,000 within 1 mile. These neighborhoods - including The Heights, Cammack Village, Hillcrest, Midtown, and Reservoir, are home to some of Little Rock's wealthiest residents.



**\$127K+ Average Household Income**  
within 1-Mile



**High Concentration of Employees** in Medical  
Service & Professional Services



**Topography Limits Future Development**  
of Large-Scale Centers



**One of Few True Neighborhood Centers** in  
Cantrell Corridor



West Little Rock

# Retail Submarket

(2-Mile Radius)

**3.2M SF**  
Inventory

**95.9%**  
Occupancy

96%+ Projected Occupancy Through 2030 (CoStar)

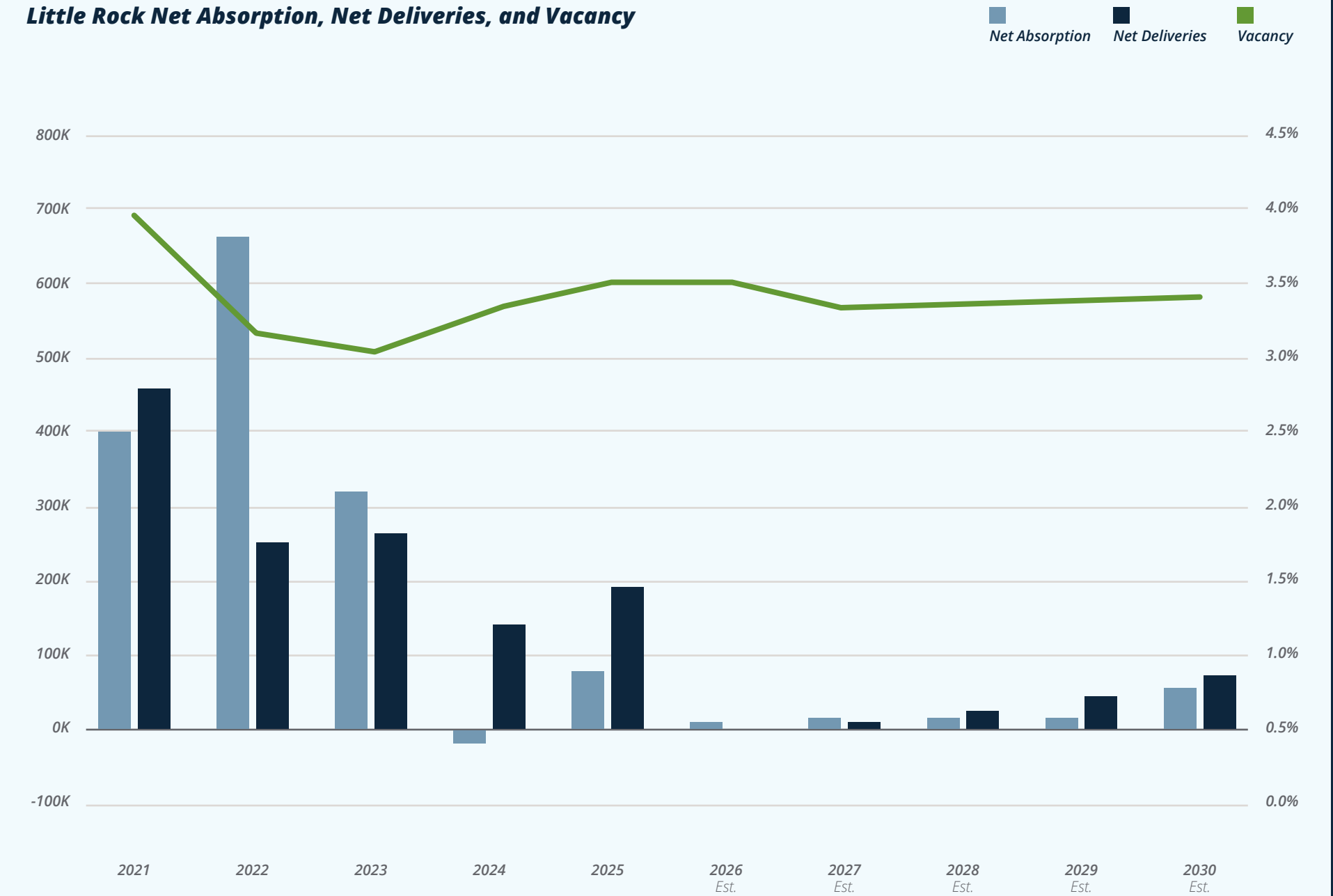
**0K SF**  
Under Construction

**34.9K SF**  
Positive Absorption

in the Last 12 Months, Positive Absorption Since 2022

**4%**  
Average Annual Rent Growth  
Since 2021

Little Rock Net Absorption, Net Deliveries, and Vacancy



[SRSRE.COM/WestgateShoppingCenter](https://SRSRE.COM/WestgateShoppingCenter)

# Westgate Shopping Center

EXCLUSIVELY MARKETED BY

**Cathy Nabours**  
SVP & Managing Principal  
Capital Markets  
cathy.nabours@srsre.com  
500 W 2nd Street, Suite 1900  
Austin, TX 78701  
D. 512.236.4613  
TX License No. 479015

**Kyle Shaffer**  
Vice President  
Capital Markets  
kyle.shaffer@srsre.com  
500 W 2nd Street, Suite 1900  
Austin, TX 78701  
D. 512.838.4079  
TX License No. 746245

**Sam Nichols**  
Senior Associate  
Capital Markets  
sam.nichols@srsre.com  
500 W 2nd Street, Suite 1900  
Austin, TX 78701  
D. 512.375.4999  
TX License No. 701142

**Sabrina Sapienza**  
Principal Broker  
SRS Real Estate Partners, LLC  
sabrina.sapienza@srsre.com  
6322 Annunciation Street  
New Orleans, LA 70118  
D. 914.498.2225  
AR License No. PB00099377



OF GOING THE EXTRA MILE

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Information About Brokerage Services (IABS).