

FOR SALE



2715

Kavanaugh Boulevard
LITTLE ROCK | AR

100% Occupied
Hillcrest Retail
Building

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Building Specifications

Brandy Station is a landmark retail center prominently located in the Hillcrest submarket. There is a natural barrier to entry for acquisition in this market due to the long-term hold strategy practiced by the majority of property owners. The property benefits from retail-friendly front-door parking for all tenants in a submarket well established for its walkability. The fully sprinkled building is a single story, constructed in the late 1890's. Both tenant kitchens have been thoroughly remodeled, with new heating and air units, a new grease trap, electrical and plumbing upgrades and unique appeal throughout.

Building Highlights




- **Sale Price: \$1,800,000**
- **Fully occupied**
- **Zoned: PCD**
- **Lot size: 0.18 acres**
- **Building size: 6,353 SF**



Neighborhood Map



Area Demographics (2024)

	1 Mile	3 Mile	5 Mile
 Estimated Population	10,087	68,020	146,368
 Estimated Households	5,015	31,353	67,197
 Average Household Income	\$169,633	\$99,927	\$86,692