

PLEASANT VALLEY OFFICE

2024 ARKANSAS VALLEY DR



PROPERTY DESCRIPTION

650 SF Executive Office Suite Located in Pleasant Valley Corporate Center in the heart of Little Rock

PROPERTY HIGHLIGHTS

- Fully remodeled office space with modern finishes with a brand-new roof installed in 2024
- Opportunity to purchase fully furnished with no additional cost
- Surrounded by retail, residential neighborhoods, medical providers, restaurants, and established office users
- Area Retailers Include: Trader Joe's, Whole Foods, Best Buy, Barnes & Noble, Hobby Lobby, ULTA, Petco, Kirkland's, Old Navy, ALDI, Hollywood Feed, Slim Chickens, Taziki's, Chipotle, Jimmy John's, Sonic, Big Bad Breakfast, and many more
- Traffic Counts: N Rodney Parham Rd (33,000 AADT) and I-430 (90,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,761	31,245	60,628
Total Population	10,230	67,651	133,015
Average HH Income	\$99,866	\$104,086	\$108,365

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