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RETAIL BUILDING FOR SALE

5004 Kavanaugh Blvd, Little Rock, AR



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Property Understanding

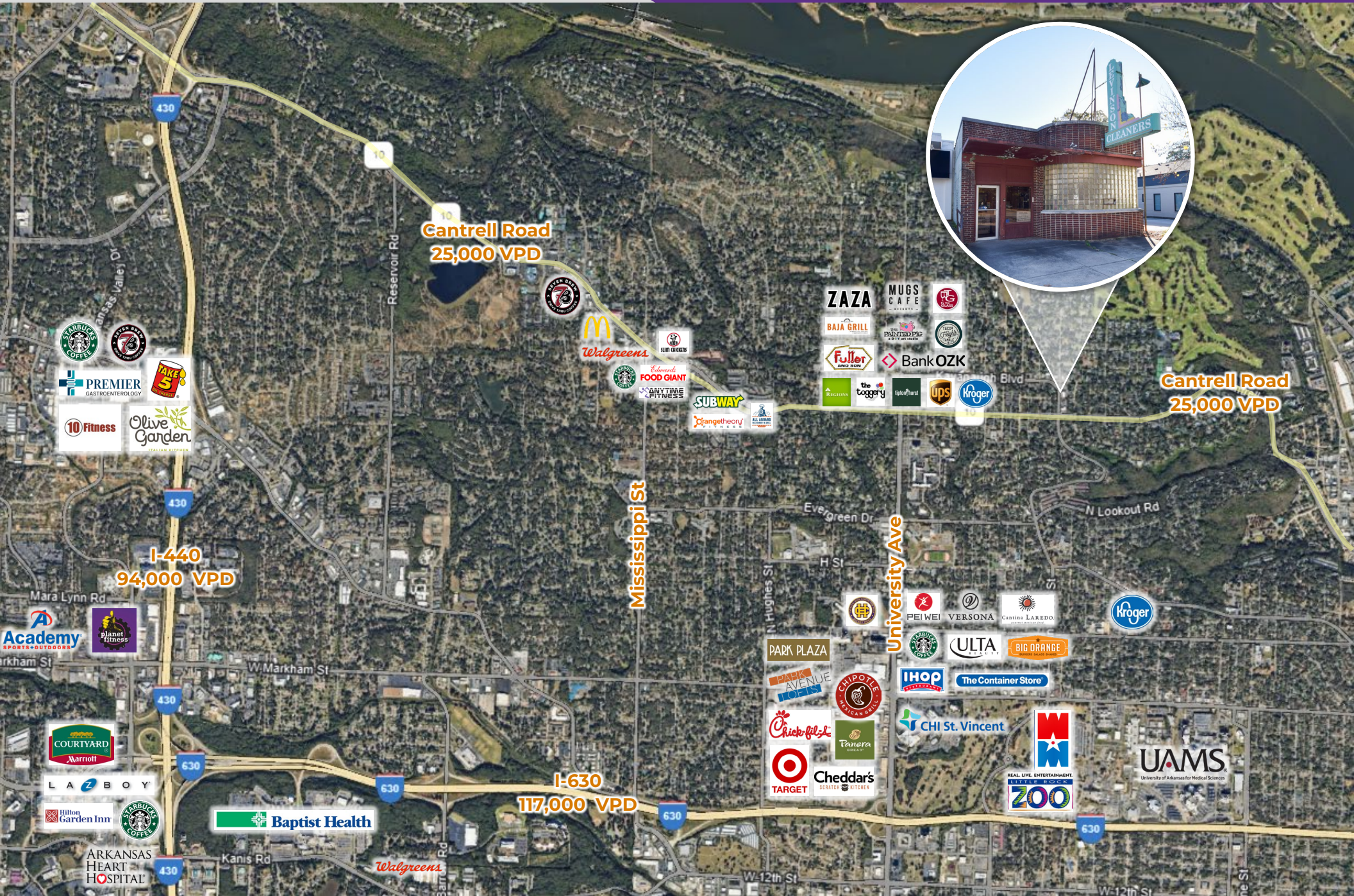
OVERVIEW

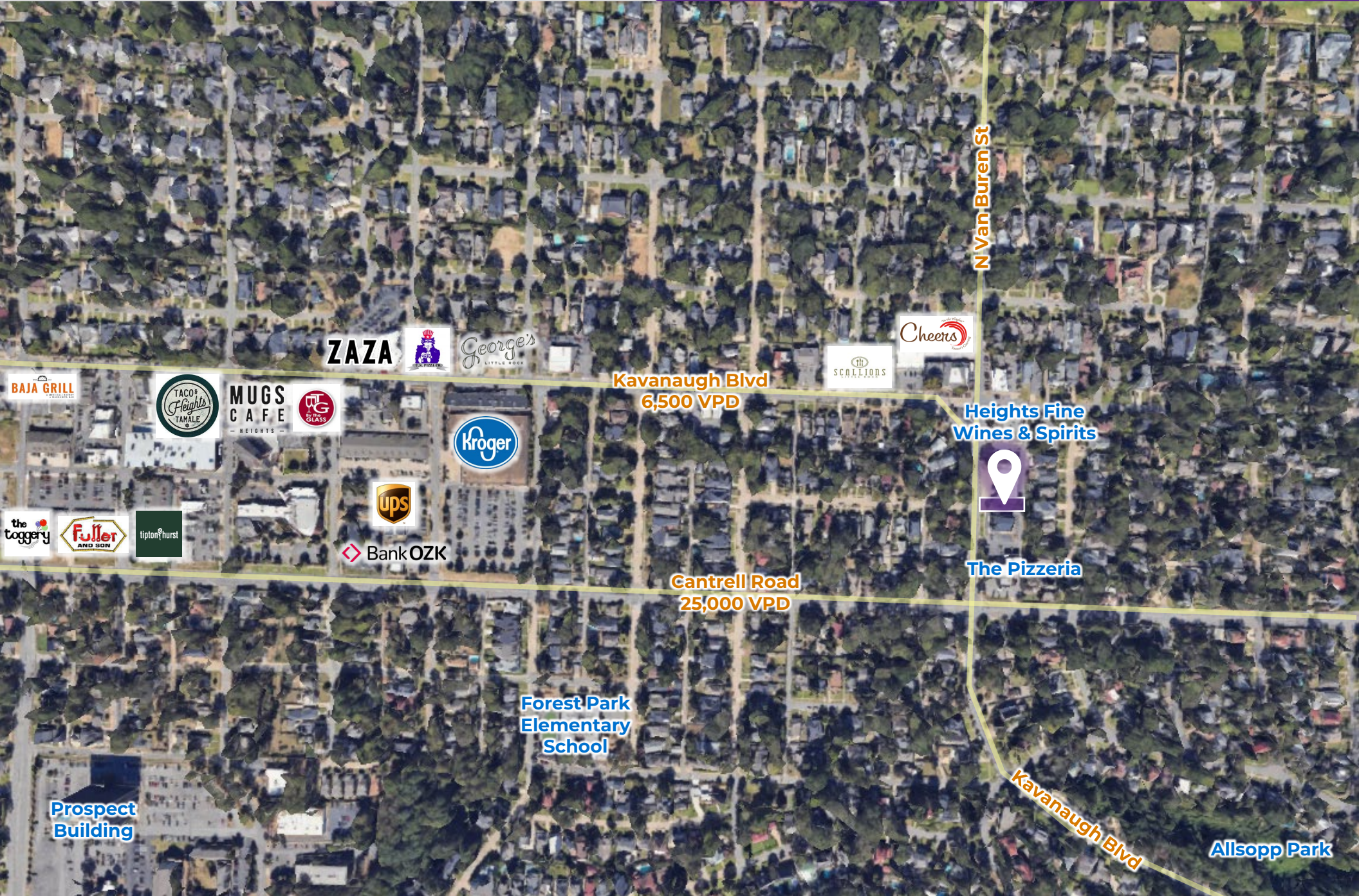
Offering	For Sale
Price	Call agent for pricing
Address	5004 Kavanaugh Blvd
City/State	Little Rock, AR 72207
Property Type	Retail
Building Size	±2,334 SF
Lot Size	±0.06 Acres
Traffic Counts	<ul style="list-style-type: none"> ○ Kavanaugh Blvd – 6,500 VPD ○ Cantrell Rd – 25,000 VPD

PROPERTY HIGHLIGHTS

- **Retail building for sale in the heart of the Hillcrest/Heights District of Little Rock**
- Located a short distance to I-630 (3.8 miles) and downtown Little Rock (4.5 miles)
- Surrounded by numerous high-end retailers and regional restaurants, including Tulips, The Toggery, Steamroller Blues, Heights Taco & Tamale Co., George's, ZaZa, Boulevard Bread Co., and Cheers in the Heights
- Steps away from the forthcoming second location of Bentonville-based breakfast chain, The Buttered Biscuit – slated to open in late 2024







Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

The Hillcrest Historic District, developed between 1890 and 1920, was added to the National Register of Historic Places in 1990. Nestled in the heart of Little Rock, Hillcrest encompasses several neighborhood additions that were originally part of the incorporated town of Pulaski Heights.

Hillcrest is not only known for its historic charm but also its vibrant local scene. The area boasts a variety of unique businesses, including charming boutiques like Tulips, The Toggery and Steamroller Blues. Residents and visitors alike enjoy the eclectic mix of restaurants and cafes, such as Baja Grill, Heights Taco & Tamale Co., Burge's, George's, ZaZa, Boulevard Bread Co., Scallions, and Cheers in the Heights.

A highlight of Hillcrest is Allsopp Park, a sprawling urban oasis featuring walking and biking trails, a serene creek, and recreational play areas such as tennis courts, a playground, and softball fields.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	60,609	147,839	333,596
Households	28,785	68,112	144,963
Average Age	40.8	39.8	39.9
Average Household Income	\$102,647	\$84,562	\$93,007
Businesses	3,505	8,700	13,610

**Demographic details based on property location*

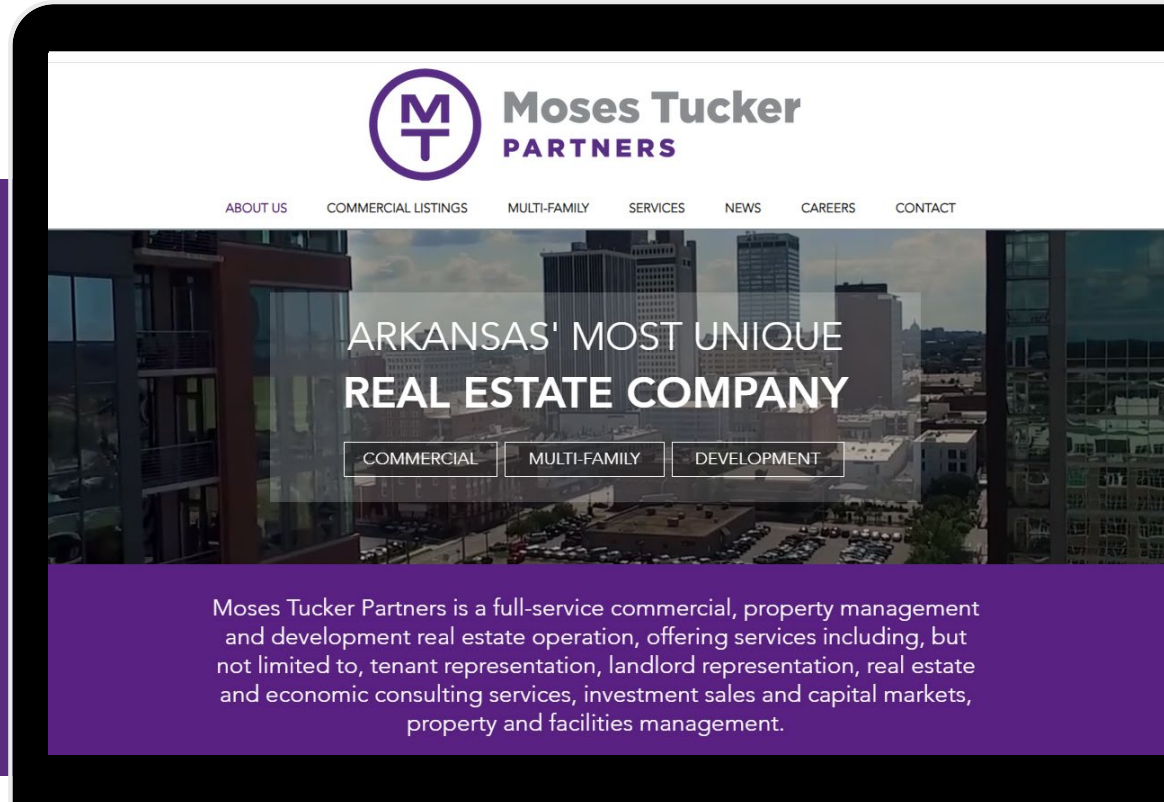
CONNECT

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