

# INCOME PRODUCING MIXED USE BUILDING FOR SALE

101 S. Bowman Rd | Little Rock, AR 72211



## KINDLEY WASSON

AGENT

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## AVAILABLE

±16,055 SF Mixed-Use Building

## PRICE

Contact agent for pricing

## COMMENTS

- Rare West Little Rock opportunity to acquire an income-producing property
- Anchored by Big Bad Breakfast and BB.Q Chicken of Little Rock—two well-established, high-traffic restaurants—with ±7,000 SF of office space offering untapped upside on the second floor
- Centrally positioned on a corner lot in the vibrant West Little Rock sub-market, with close proximity to shopping, dining, and major retail corridors
- Prime location at the lighted intersection of W. Markham St. and S. Bowman Rd., offering excellent signage visibility and strong traffic counts
- Ample parking and convenient ingress/egress to support a wide range of tenant and customer needs

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,352	69,237	125,988	310,011
AVERAGE HH INCOME	\$82,954	\$115,595	\$123,013	\$102,311
TOTAL HH	4,800	31,386	55,794	134,129



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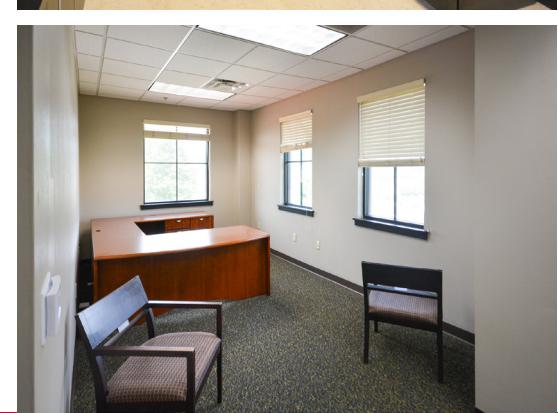
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## 2nd FLOOR OFFICE SPACE



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**KELLEY COMMERCIAL  
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