



LEASE GUIDE: PLEASANT RIDGE TOWN CENTER

*Open-Air Lifestyle Retail Center
Little Rock, Arkansas*



Moses Tucker
PARTNERS

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THE PROPERTY 2.7 million visitors per year

Discover an elevated retail experience at Pleasant Ridge Town Center, the premier open-air shopping and dining destination in West Little Rock. Conveniently located on Cantrell Road, just one minute from I-430, the center offers unmatched visibility, seamless access, and a dynamic tenant mix anchored by Belk and The Fresh Market. Designed with walkability and curb appeal in mind, Pleasant Ridge features lush landscaping, wide sidewalks, prominent signage, and over 1,370 surface parking spaces. Since opening in 2006, it has become a go-to destination for discerning shoppers and diners alike. With a thoughtfully curated mix of national brands, local retailers, and popular restaurants, Pleasant Ridge Town Center delivers a vibrant, upscale atmosphere, ideal for retailers, service providers, and hospitality concepts looking to thrive in one of Little Rock's most established retail corridors.

OVERVIEW

Lease Rate & Type

Contact Agent

Address

- ◇ Pleasant Ridge Town Center: 11525 Cantrell Rd, Little Rock, AR 72212
- ◇ Pleasant Ridge West: 11610 Pleasant Ridge Rd, Little Rock, AR 72223

Property Type

Open-Air Lifestyle Center

Co-Anchors

The Fresh Market & Belk

Available SF

±1,995 SF to ±4,990 SF

Gross Leasable Area

±338,742 SF

Year Built

2006

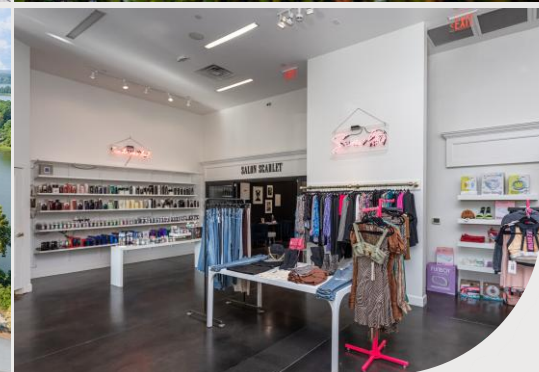
Acreage

±32.31 Acres



Welcome to the Neighborhood

Pleasant Valley is one of Little Rock's most established and desirable neighborhoods, located just eight miles west of downtown. Home to approximately 1,000 residences, this centrally positioned enclave is anchored by the prestigious Pleasant Valley Country Club, featuring a 27-hole championship golf course and host of the Simmons Bank Championship, a stop on the PGA TOUR Champions. The neighborhood offers a blend of natural beauty, walkable streets, and upscale amenities, making it a preferred destination for families, professionals, and retirees alike. Residents enjoy proximity to top-ranked schools, including Pulaski Academy, one of Arkansas' premier private institutions, as well as numerous churches, parks, and a variety of upscale shopping centers and restaurants. Pleasant Valley's appeal is further strengthened by its affluent, highly educated population, high homeownership rates, and stable property values. The neighborhood is ideally situated along Cantrell Road (Highway 10), with quick access to I-430, offering seamless connectivity to the greater Little Rock metro. In addition to its strong residential character, Pleasant Valley supports a thriving commercial environment. The area benefits from a loyal, high-income customer base, a strong weekday daytime population from nearby schools, offices, and healthcare providers, and consistent demand for boutique retail, dining, and service-oriented businesses. Plus, several of the region's most prominent employers reside within the corridor, including Bank OZK, FIS, First Security Bank, and Windstream Communications.





pure barre

crumbl
cookies

Warren's
shoes

FLEET FEET

vesta

ENGEL & VOLKERS

Rose Woods

TILE LIQUIDATORS

SCARLET

Ideal Image

THREE FOLD

ROCK CITY

belk

Hearst America

staggery

Patina's Creations

L

core

SOAP FACTORY

BLAZE PIZZA

Bar Louie

Chick-fil-A

Bassett

CHIPOTLE MEXICAN GRILL

BONEFISH GRILL

THE FRESH MARKET

Little Greek

BEYOND COTTON

SALON X UNITY

ubreakifix

AT&T

Huntington

Robert & Lewis

THE FRESH MARKET

Little Greek

BEYOND COTTON

SALON X UNITY

ubreakifix

SKY

BLAZE PIZZA

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Chick-fil-A

Bassett

CHIPOTLE MEXICAN GRILL

BONEFISH GRILL

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Little Greek

BEYOND COTTON

SALON X UNITY

ubreakifix

SKY

BLAZE PIZZA

Bar Louie

Santa Covate

NOOMA

Comparisons

GOLDEN

ups

dispatch health

Phillips 66

Phillips 66

Phillips 66

Cantrell Rd
53,000 VPD



SITE MAP

AVAILABLE
Suite 610
±3,571 SF

AVAILABLE
Suite 605
±1,995 SF

AVAILABLE
Suite 201
±4,990 SF

AVAILABLE
Suite 918
±2,538 SF

AVAILABLE
Suite 109
±2,000 SF

Cantrell Rd
53,000 VPD







DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Population	50,787	124,471	293,650
Households	22,997	56,293	128,608
Average Age	40.7	40.7	39.9
Average Household Income	\$112,941	\$119,837	\$96,903
Businesses	1,976	5,157	12,294

Pleasant Ridge Town Center welcomes more than 2.7 million visitors each year, making it one of Central Arkansas' most frequented shopping and lifestyle destinations.





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LOOKING SOUTHEAST



Fairview Rd

Pleasant
Ridge Rd

Cantrell Rd
53,000 VPD



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LOOKING NORTH

Arkansas River



Cantrell Rd
53,000 VPD


Fairview Rd





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CONNECT

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REDEFINING REAL ESTATE.

With headquarters in Little Rock and a branch office in Bentonville, we proudly serve all of Arkansas and beyond with top-tier commercial brokerage, development, and property management services.

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