



# FLAKE & COMPANY

Generations of Commercial  
Real Estate Since 1932

# Adaptive Commercial Opportunity

AVAILABLE FOR SALE OR FOR LEASE

**12200 Westhaven Drive**  
*Little Rock, Arkansas*

Former cinema thoughtfully converted for educational use—offering a large, adaptable layout suitable for a wide range of commercial or institutional applications.



**31,796 SF**  
Building Size

**5.88 AC**  
Lot Size



**4.75/1,000 SF**  
Parking Ratio



**C-3**  
Zoning



## OFFERING SUMMARY

### SALE PRICE

**\$4,700,000**

### LEASE RATE

**\$470,000**  
Annually, NNN

### SALE TYPE

Investment or Owner-User Opportunity

## PROPERTY DETAILS

Building Class: C  
Property Type: Specialty  
Property Subtype: School  
Year Built: 1996  
No. Stories: 1  
Parking Ratio: 4.75/1,000 SF  
Zoning: C-3  
Lot Size: 5.88 AC



Any tours must be outside of school hours, or any time children are present. Tours must be scheduled in advance with LISA, and a school representative will be present.

## PROPERTY HIGHLIGHTS

### LARGE ADAPTABLE LAYOUT

Spacious interior with flexible configuration options to suit a variety of needs.

### HIGH PARKING RATIO

4.75/1,000 SF parking provides exceptional convenience for staff, students, and visitors.

### ADAPTIVE REUSE POTENTIAL

Ideal for educational, healthcare, nonprofit, fitness, office, and community uses.

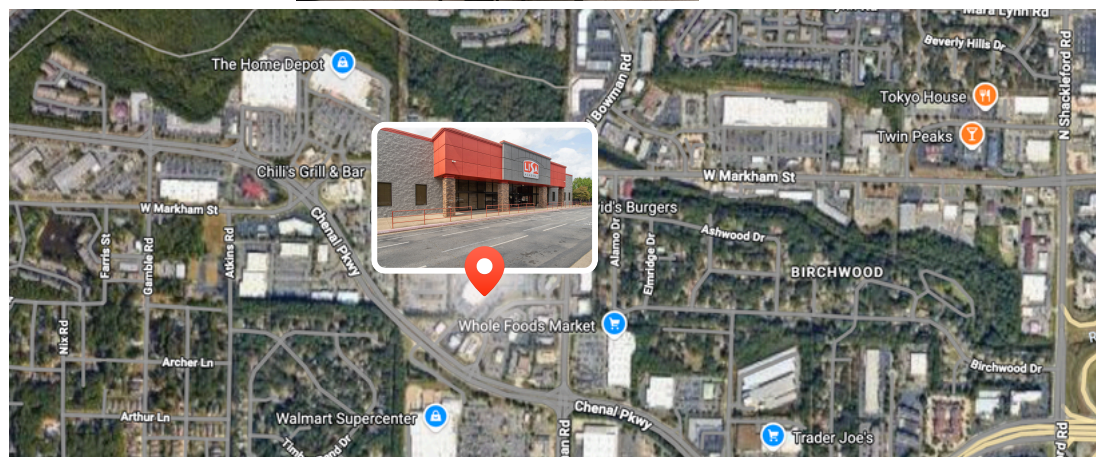
### PREMIER LOCATION

Near I-430, Chenal Parkway, retail, dining, and major amenities in one of Central Arkansas' strongest commercial corridors.



## STRATEGIC LOCATION

Positioned in the heart of West Little Rock near I-430 and Chenal Parkway, and major retail and hospitality amenities, the property offers exceptional accessibility and visibility within one of Central Arkansas' strongest commercial corridors.



EXCLUSIVELY LISTED BY  
**JEFF YATES**  
Executive Broker

501.747.4869  
JYATES@FLAKECOMPANY.COM

  
**FLAKE & COMPANY**

8201 CANTRELL RD, SUITE 320  
LITTLE ROCK, AR 72227  
**flakecompany.com**