

# RETAIL SPACE FOR LEASE

Westgate Shopping Center | 6813 & 6823 Cantrell Rd | Little Rock, AR 72207



±26,300 SF\*  
\*Can be subdivided

**KINDLEY WASSON**

AGENT

☎ 501.375.3200 | 📠 501.244.7554

kwasson@kelleycp.com

**HANK KELLEY, CRE, SIOR, CPM**

CEO | PARTNER | EXECUTIVE BROKER

☎ 501.375.3200 | 📠 501.244.7503

hkelly@kelleycp.com



**KELLEY COMMERCIAL  
PARTNERS**



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## AVAILABLE

±26,300 SF \*Can be subdivided

## PRICE

Contact agent for pricing information

## COMMENTS

- Outstanding location on primary signalized thoroughfare that runs East-West through the City
- Dense and affluent demographics
- Excellent street-front visibility
- In close proximity to major medical facilities including UAMS and St. Vincent's Hospital

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,230	34,064	151,774	324,840
AVERAGE HH INCOME	\$133,248	\$112,775	\$98,338	\$99,030
TOTAL HH	5,519	30,723	69,618	143,072

## TRAFFIC COUNTS

Cantrell Rd: 31,266 VPD

Mississippi St: 12,730 VPD



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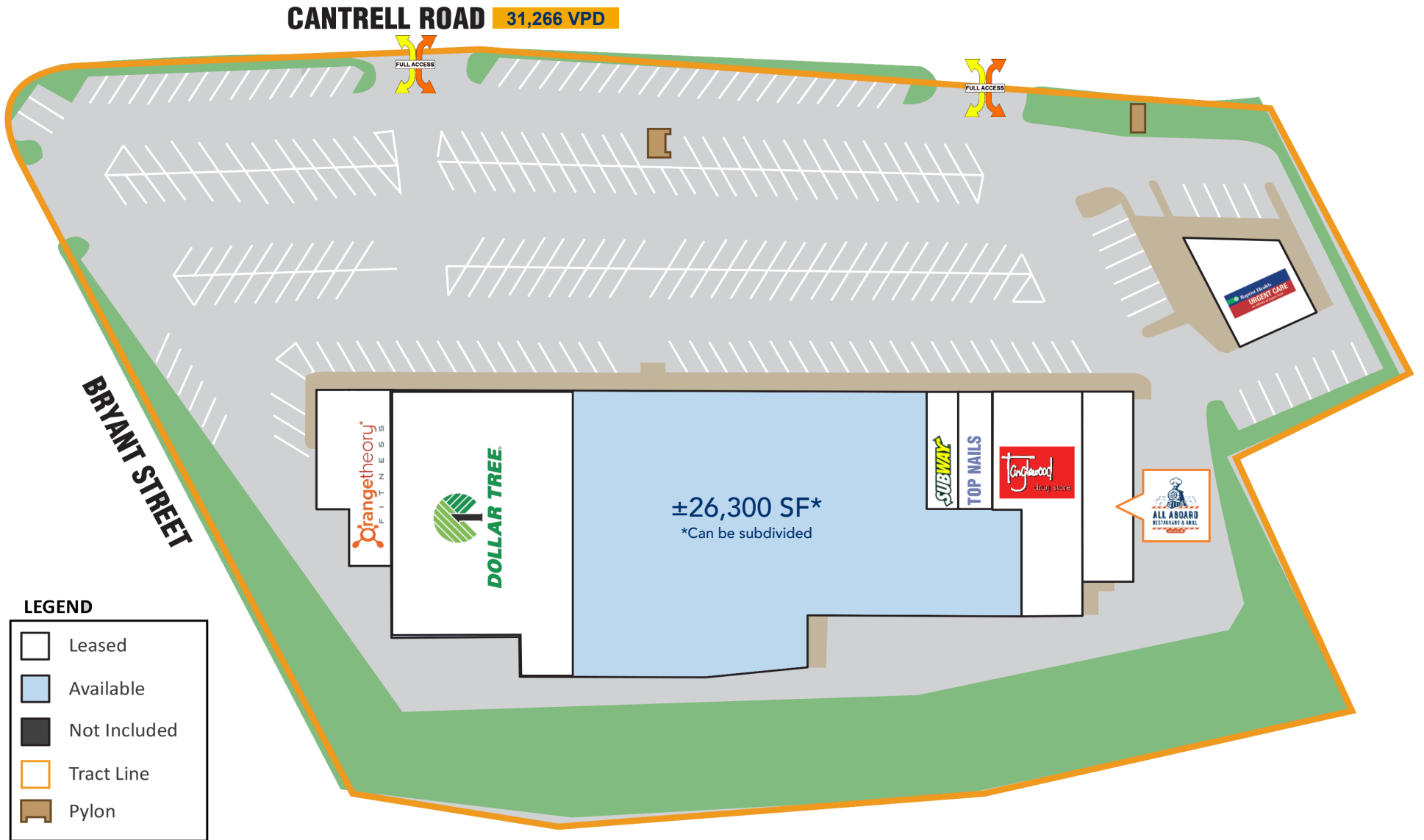
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**TANGLEWOOD SHOPPING CENTER**  
 Edwards  
**FOOD GIANT**  
**ARMOR BANK**  
**ANY TIME FITNESS**  
 STARBUCKS

**WESTGATE SHOPPING CENTER**  
 Orangetheory FITNESS  
**SUBWAY**  
 ALL ABOARD RESTAURANT & GRILL  
 URGENT CARE  
**DOLLAR TREE**

**LITTLE ROCK RANGERS**  
**CASA MANANA**  
 Blue Cake  
 HONEY PIES

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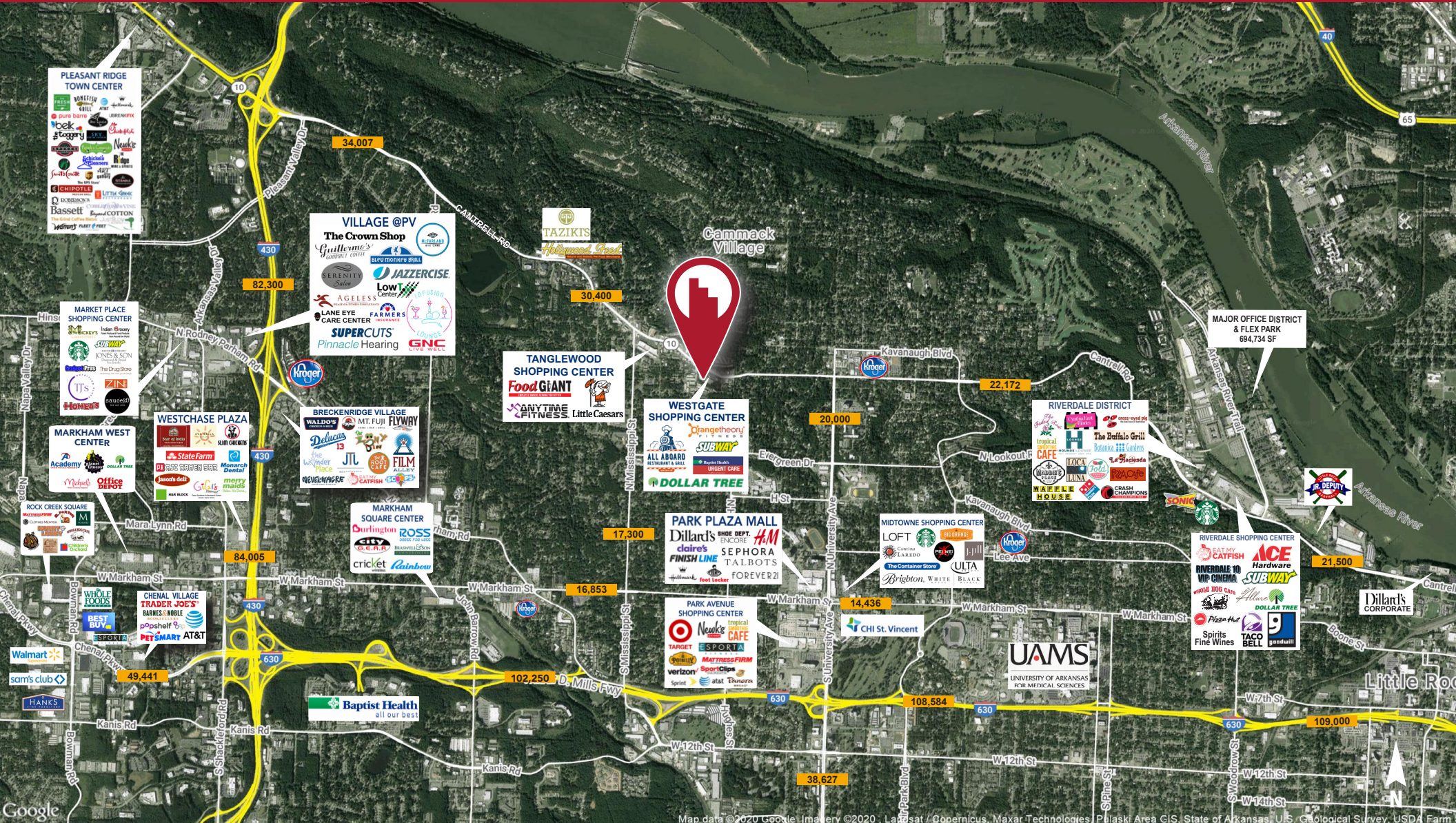
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



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[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS