

# MEDICAL/OFFICE SPACE FOR LEASE

Breckenridge Professional Building | 1225 Breckenridge Dr | Little Rock, AR 72205



## DREW LANING

AGENT

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## CHERYL WHITE, RPA

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## AVAILABLE

### Suite 100/101: ±2,796 RSF

- Formerly an orthodontist office with waiting room, reception area, three offices, lab, x-ray area, and private doctor's office with restroom

### Suite 102: ±986 RSF

- Includes large waiting room, reception office, and two private offices

## PRICE

\$19.50/SF As-is Full Service

## COMMENTS

- Perfect space for dental, medical, or office user
- Easy access to Interstate 430
- Convenient parking and entry for all patients and clients

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,638	71,356	136,645	304,923
AVERAGE HH INCOME	\$77,001	\$92,231	\$91,150	\$82,386
TOTAL HH	6,685	33,780	62,376	133,043



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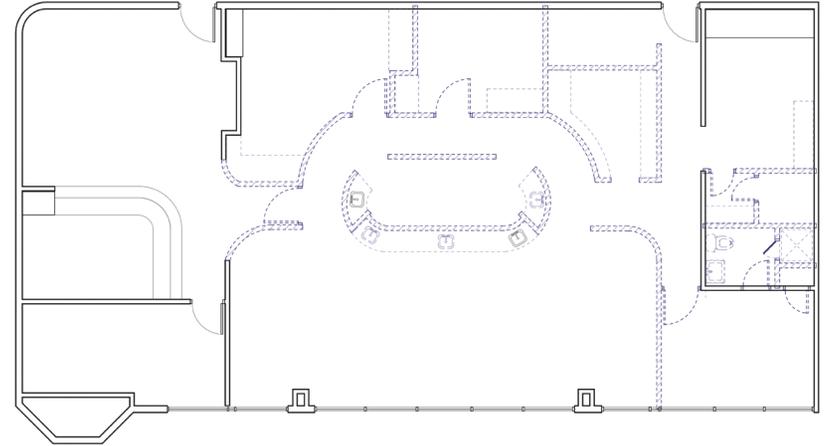


SUITE 100/101



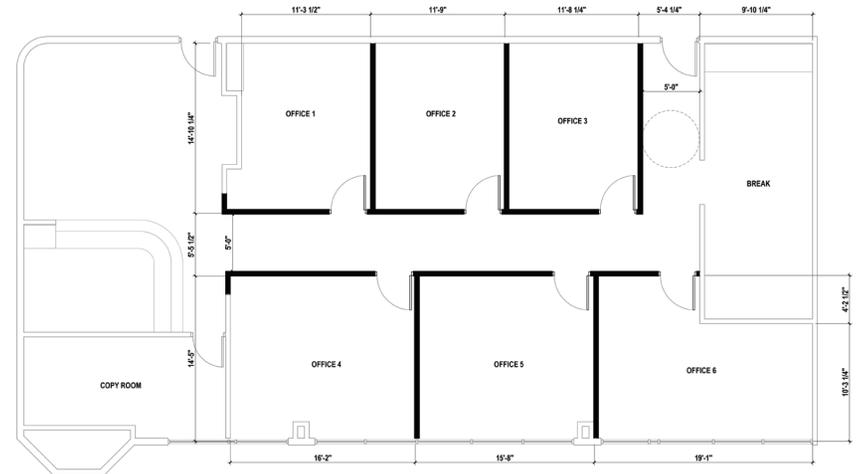
SUITE 100/101

## SUITE 100/101 CURRENT CONFIGURATION



2 TENANT DEMOLITION PLAN

## SUITE 100/101 POSSIBLE OFFICE SETTING



1 TENANT FLOOR PLAN



SUITE 100/101



SUITE 100/101

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## SUITE 102

- Includes large waiting room, reception office, and two private offices



SUITE 102



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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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AGENT



**CHERYL WHITE, RPA**  
PARTNER | SENIOR PROPERTY MANAGER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
RETAIL ADVISORS