



FOR LEASE

BELLA ROSA COMMERCE CENTER WEST LITTLE ROCK OFFICE

📍 16101 CANTRELL ROAD | LITTLE ROCK, AR 72223

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein. Rector Phillips Morse, Inc. dba RPM Group has an ownership interest in the property.

ANDY NEWBERG

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SIR



RPM
—GROUP—

BELLA ROSA COMMERCE CENTER
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PROPERTY INFORMATION

- > **LEASE RATE** \$18/SF/YR
CAM: \$2.70/SF
T.I. NEGOTIABLE
- > **SUITES AVAILABLE** 1,440-4,320 SF
 - SUITE 105 | 1,440 SF ±
 - SUITE 106 | 1,440 SF ±
 - SUITE 107 | 1,440 SF ±
 - SUITE 119,120,121 | 4,320 SF ±
- > **LEASE TERM** 3 YEAR MINIMUM
- > **BUILDING SIZE** 27,980 SF ±
- > **ZONING** PCD



HIGHLIGHTS

- Exceptional office center in the heart of West Little Rock, situated directly on Cantrell Road.
- Unmatched visibility and ample parking, providing convenience for tenants & visitors.
- Ideally positioned near restaurants, banks, retail & more!
- High traffic area with 30,000+ vehicles passing daily.
- Major tenants include: Arkansas Children's Hospital, & Razorback Pizza.

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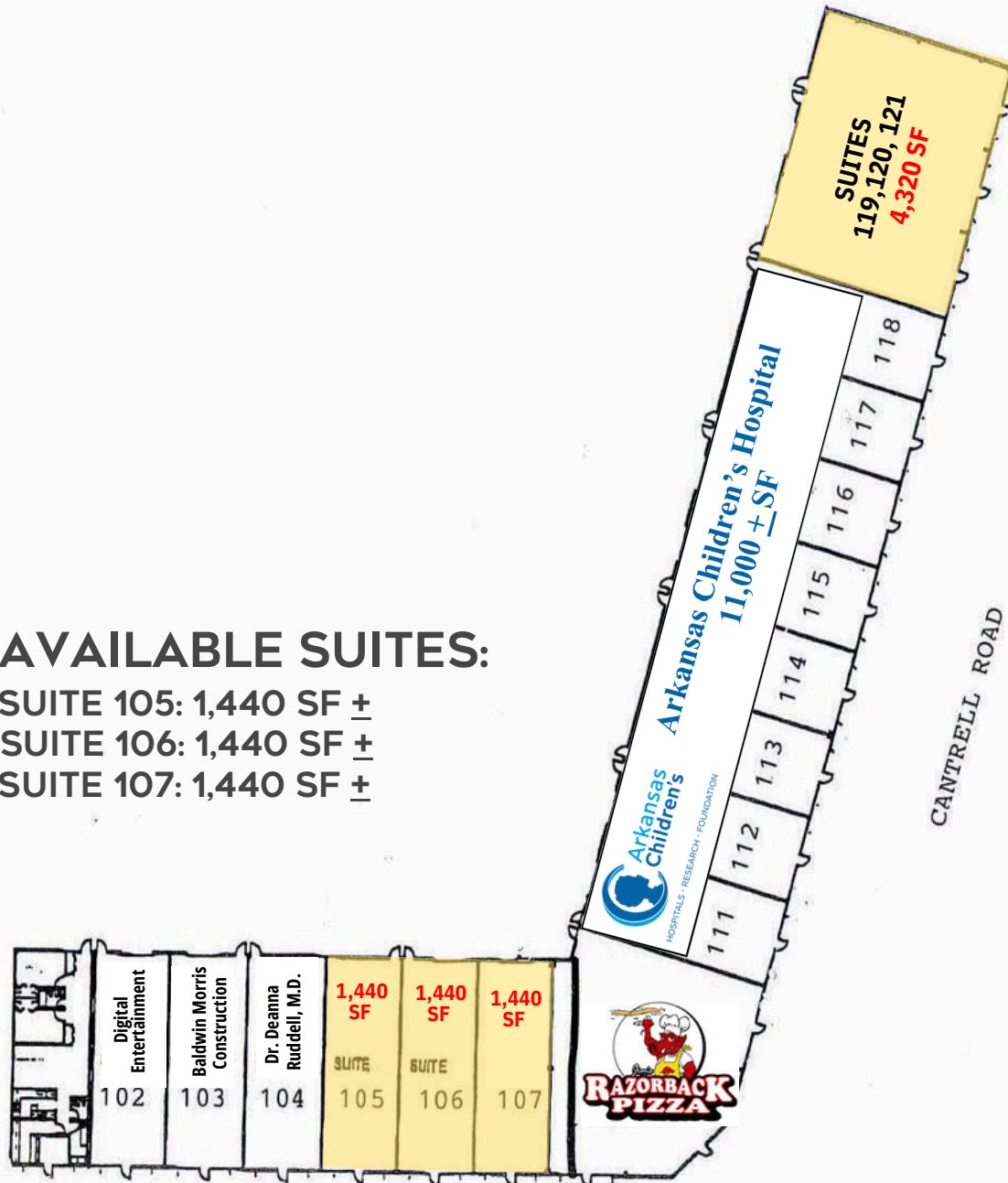
SPACE MAP

AVAILABLE SUITES:

SUITE 105: 1,440 SF ±

SUITE 106: 1,440 SF ±

SUITE 107: 1,440 SF ±



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SITE MAP



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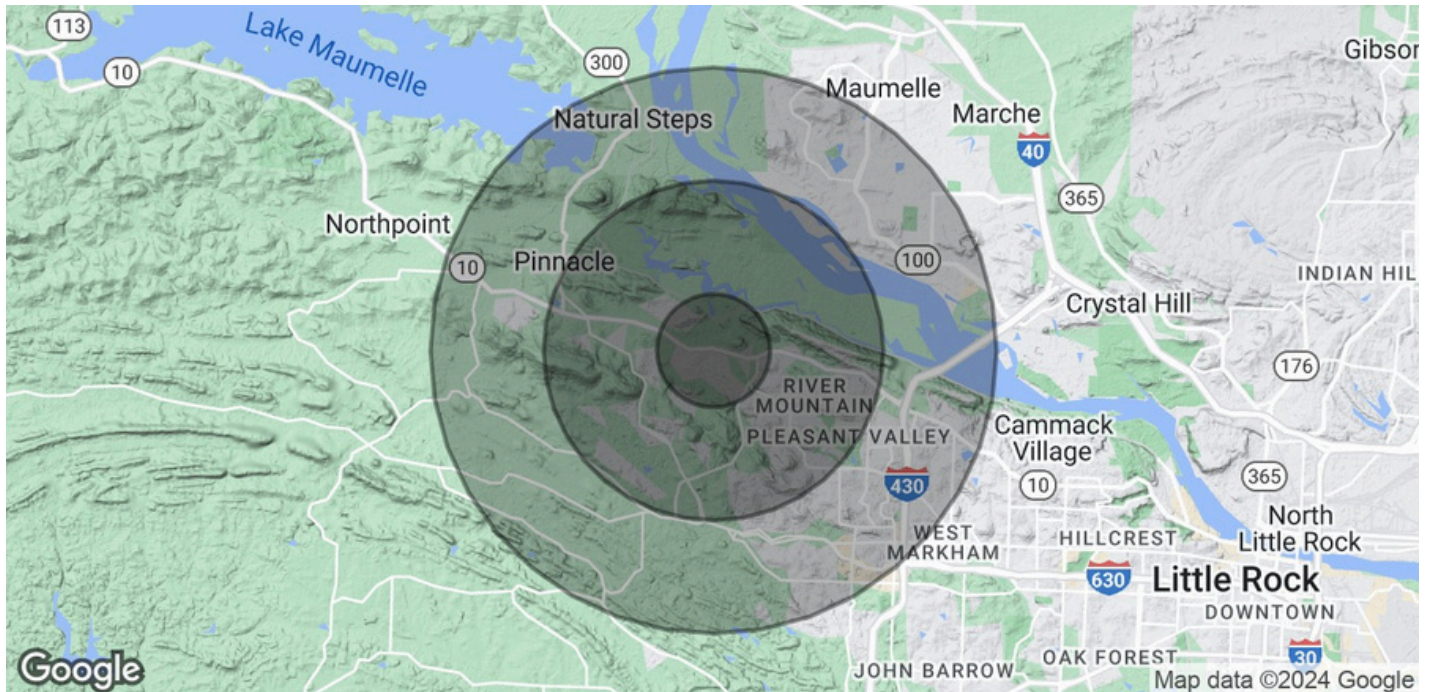
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,341	26,241	67,130
Average Age	39.0	39.2	37.3
Average Age (Male)	38.3	38.1	36.2
Average Age (Female)	39.7	40.2	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	875	10,240	28,214
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$146,586	\$128,061	\$99,452
Average House Value	\$393,647	\$358,900	\$310,552

* Demographic data derived from 2020 ACS - US Census

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