

# Commercial Office Park I & II

4610-4704 West Commercial Drive  
North Little Rock, AR

## CONTACT US

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# Property **features**

## Office Space for Lease

- Lot size: 1.22 acres
- Building size: 10,187 SF
- Lease rate: \$16.50/SF, NNN
- Estimated NNN: \$1.16/SF
- LED: October 2032
- Ample parking available
- Commercial Office Park signage available with West Commercial Drive frontage
- Turn key therapy or daycare facility
- Eight ADA compliant restrooms
- Located near popular retail corridor
- Easy access to Interstate 57
- Traffic count: approximately 1,200 vehicles per day on West Commercial Drive and 18,000 vehicles per day along Warden Road



## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
8,175	77,757	138,208



### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,796	36,021	61,970



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$78,820	\$108,519	\$114,040

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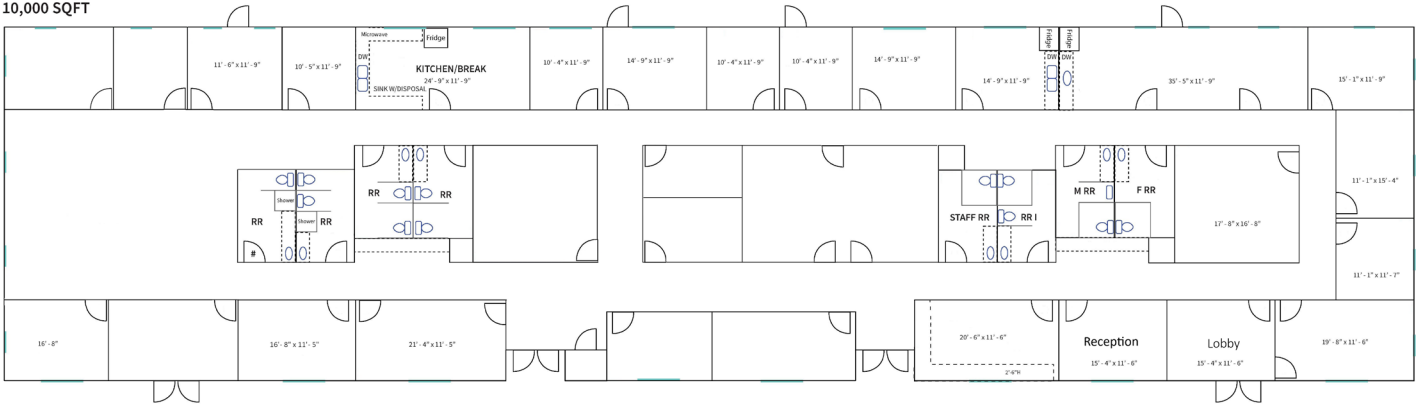
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# Property photos



4610 W COMMERCIAL DRIVE, STE. A-D  
NORTH LITTLE ROCK, AR 72116

10,000 SQFT





# Property map







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4610-4704 WEST COMMERCIAL DRIVE  
NORTH LITTLE ROCK, AR

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