



PROPERTY DESCRIPTION

12,891 SF Medical Office Building within the West Little Rock Medical Corridor

PROPERTY HIGHLIGHTS

- Former diagnostic clinic with surgery center; Ideal for healthcare, specialty clinics, or outpatient services
- Surrounded by established medical offices and healthcare providers such as CHI St. Vincent, Baptist Health Medical Center, Arkansas Heart Hospital, and other major hospitals
- Convenient access for patients from Midtown, Chenal, and Hillcrest areas
- Traffic Counts: Kanis Rd (17,000 AADT), John Barrow Rd (25,000 AADT), and I-630 (119,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,677	35,108	64,612
Total Population	8,102	76,269	144,712
Average HH Income	\$54,665	\$82,246	\$86,718

KEVIN MCCOLLUM

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ALEX COPE

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8908 KANIS RD
LITTLE ROCK, AR 72205



KEVIN MCCOLLUM

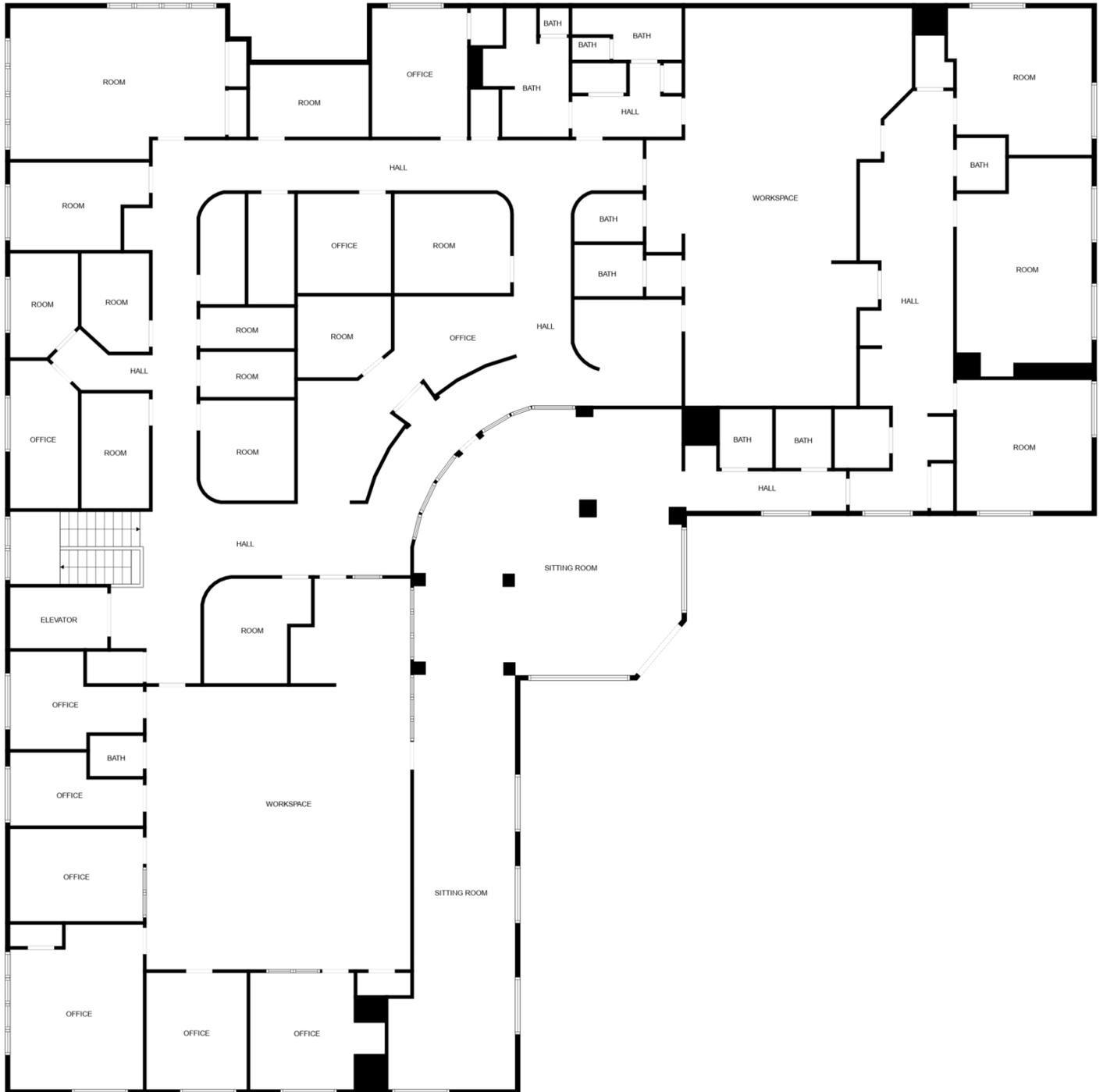
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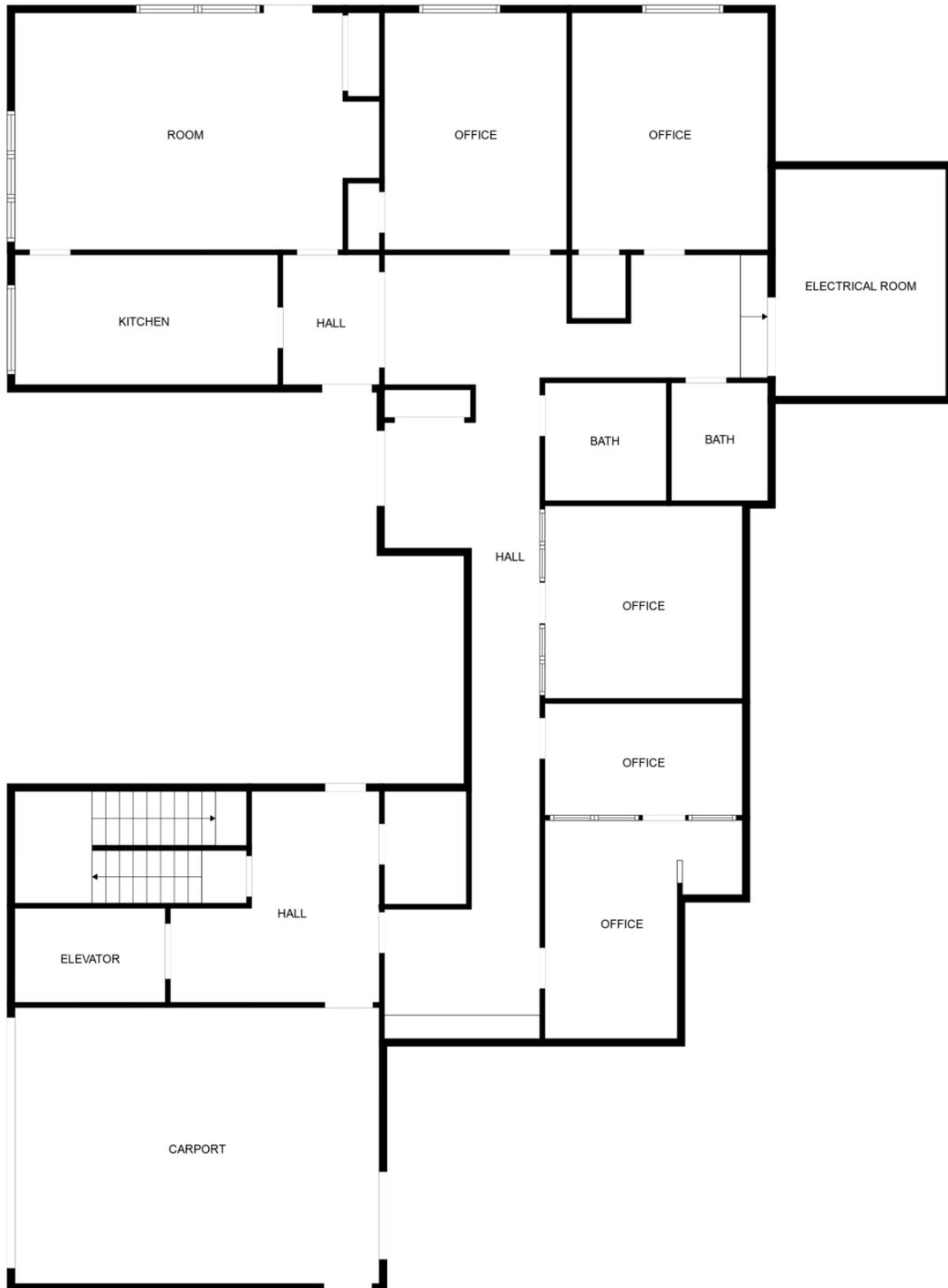
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