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FOR LEASE | RETAIL SPACE WITH DESIRABLE FRONTAGE

10121 N Rodney Parham Road, Little Rock, Arkansas



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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	Negotiable & NNN
Address	10121 N Rodney Parham Rd, Little Rock, AR 72227
Property Type	Retail Center
Available Space	Suite C (call center buildout) – 1,432 SF
Building & Lot Size	±9,734 SF ±1.20 Acres
Year Built	2015
Parking	55 Surface Spaces

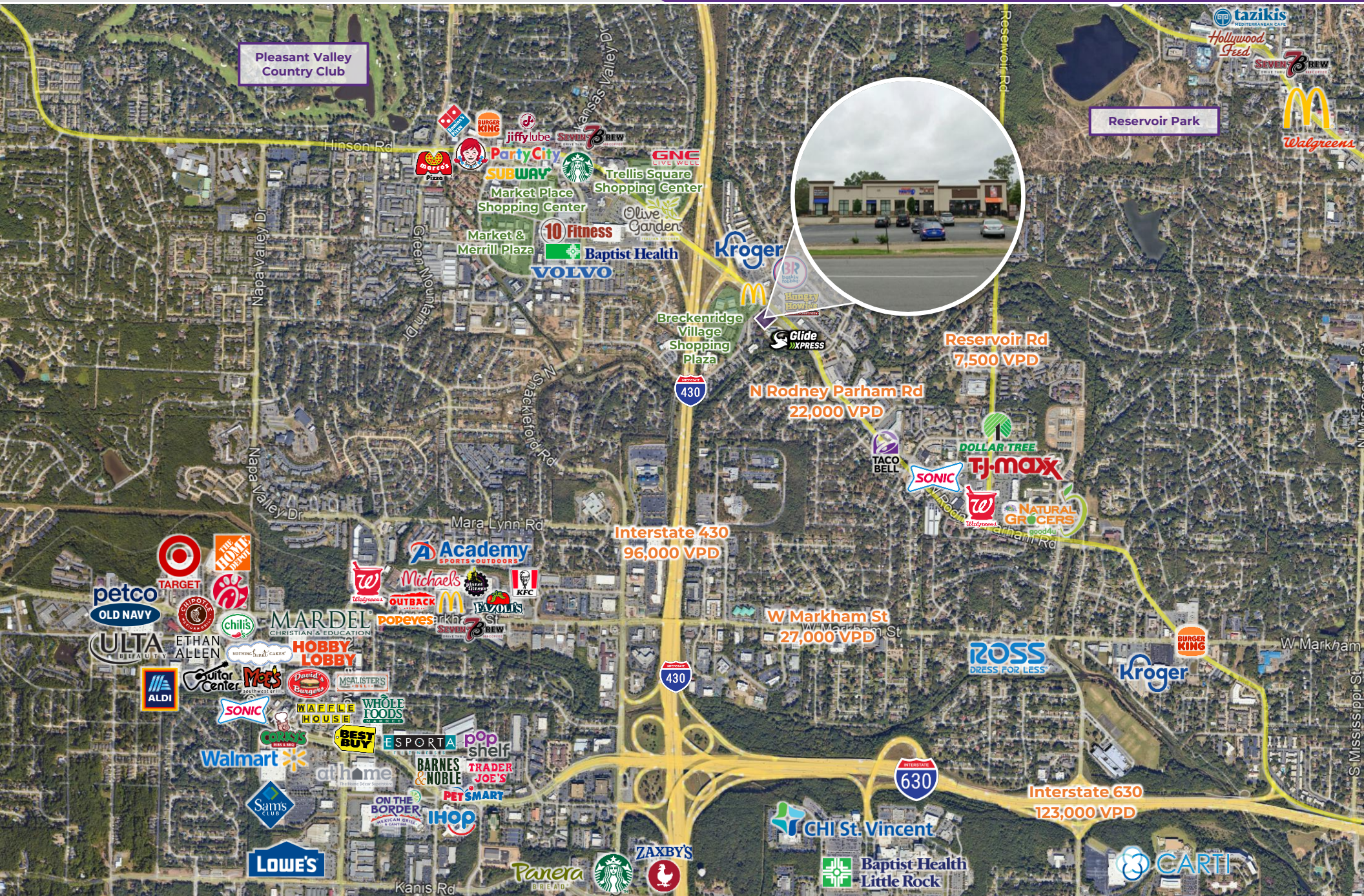
Frontage

- 200 feet along N Rodney Parham Rd
- 210 feet along Breckenridge Dr

PROPERTY HIGHLIGHTS

- Premium location with desirable frontage at the high-traffic, signalized intersection of N Rodney Parham Rd and Breckenridge Dr, which see a combined 28,500 vehicles per day
- Situated next to Breckenridge Village, a recently modernized shopping plaza that is home to Deluca's Pizza, The Root Café, Neverwhere Coffee, Waldo's Chicken & Beer, and Scoop's Homemade Ice Cream
- Near numerous national retailers: McDonald's, Kroger, Olive Garden, T.J. Maxx, and more
- Less than a mile from I-430 (96,000 VPD)
- Strong multi-tenant property: Dunkin' Donuts, The Joint, Natural Hearing Centers, and Primary Residential Mortgage, Inc.



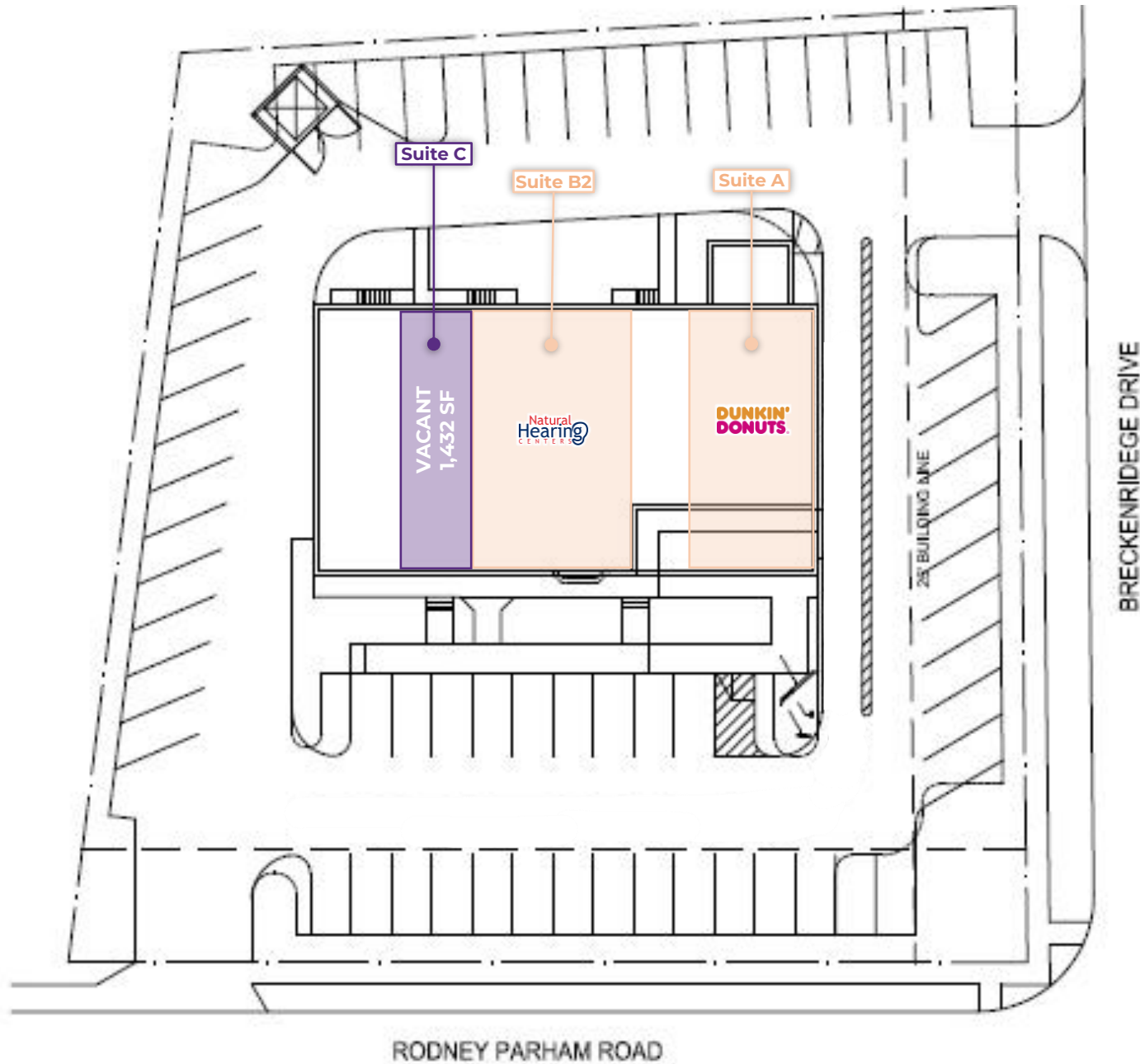


LOOKING WEST



LOOKING SOUTHEAST







Little Rock, Arkansas



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

73,370

137,924

313,618

34,119

62,155

136,028

40.6

40.1

39.9

\$105,872

\$111,236

\$97,285

3,570

6,353

12,490

**Demographic details based on property location*

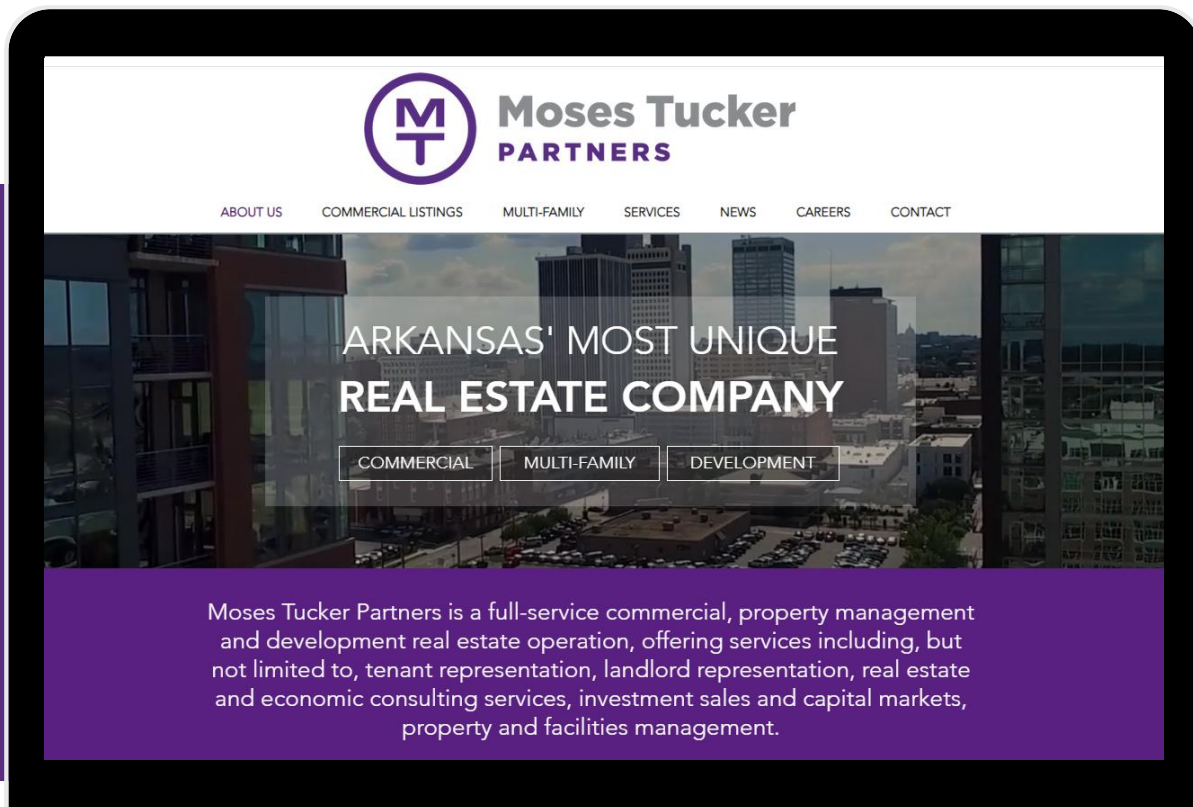
CONNECT

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