

# Kanis Road Frontage Land

Build to Suit, Ground Lease, or Sale  
12819 Kanis Road, Little Rock, AR



***Kanis Road***

## CONTACT US

**Bill Pendergist, SIOR**  
+1 501 850 0750  
[bill.pendergist@ar.colliers.com](mailto:bill.pendergist@ar.colliers.com)

**Nathan Monan**  
+1 501 850 0710  
[nathan.monan@ar.colliers.com](mailto:nathan.monan@ar.colliers.com)

Colliers | Arkansas  
1 Allied Drive | Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161

**Colliers**

# Property features

## Commercial Land for Sale

- Lot size: 1 acres
- Offering price: contact broker
- Lot is available for sale, build to suit, or ground lease
- Easy access to Interstate 630 and Interstate 430
- Located adjacent to Chenal Parkway
- Zoned: C-3, General Commercial
- Traffic count: approximately 14,870 vehicles per day traveling Kanis Road and 39,700 vehicles per day on Chenal Parkway

## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
7,472	54,252	119,752



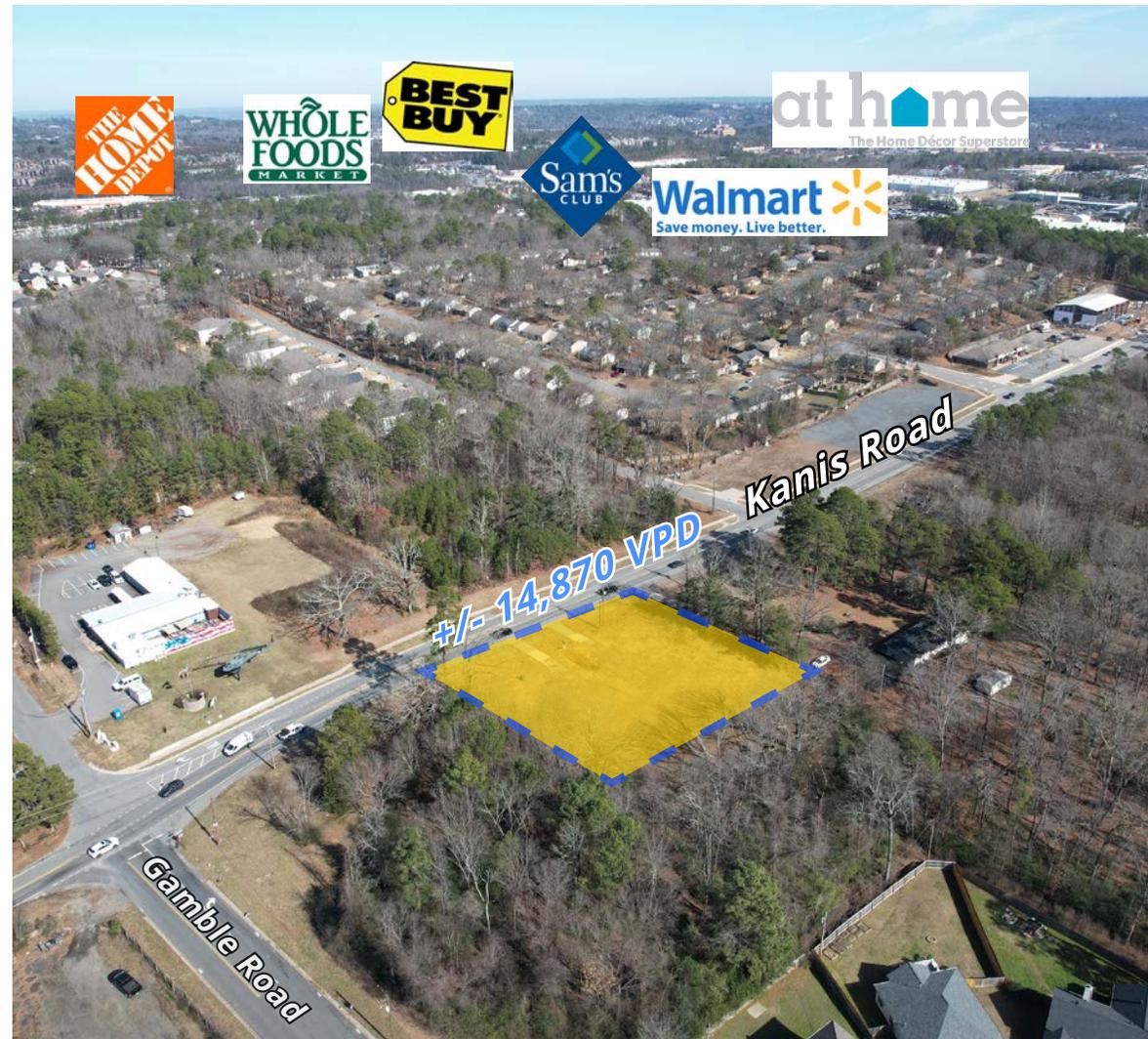
### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,579	24,477	53,152



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$123,554	\$115,922	\$120,822



## CONTACT US

### Bill Pendergist, SIOR

+1 501 850 0750  
bill.pendergist@ar.colliers.com

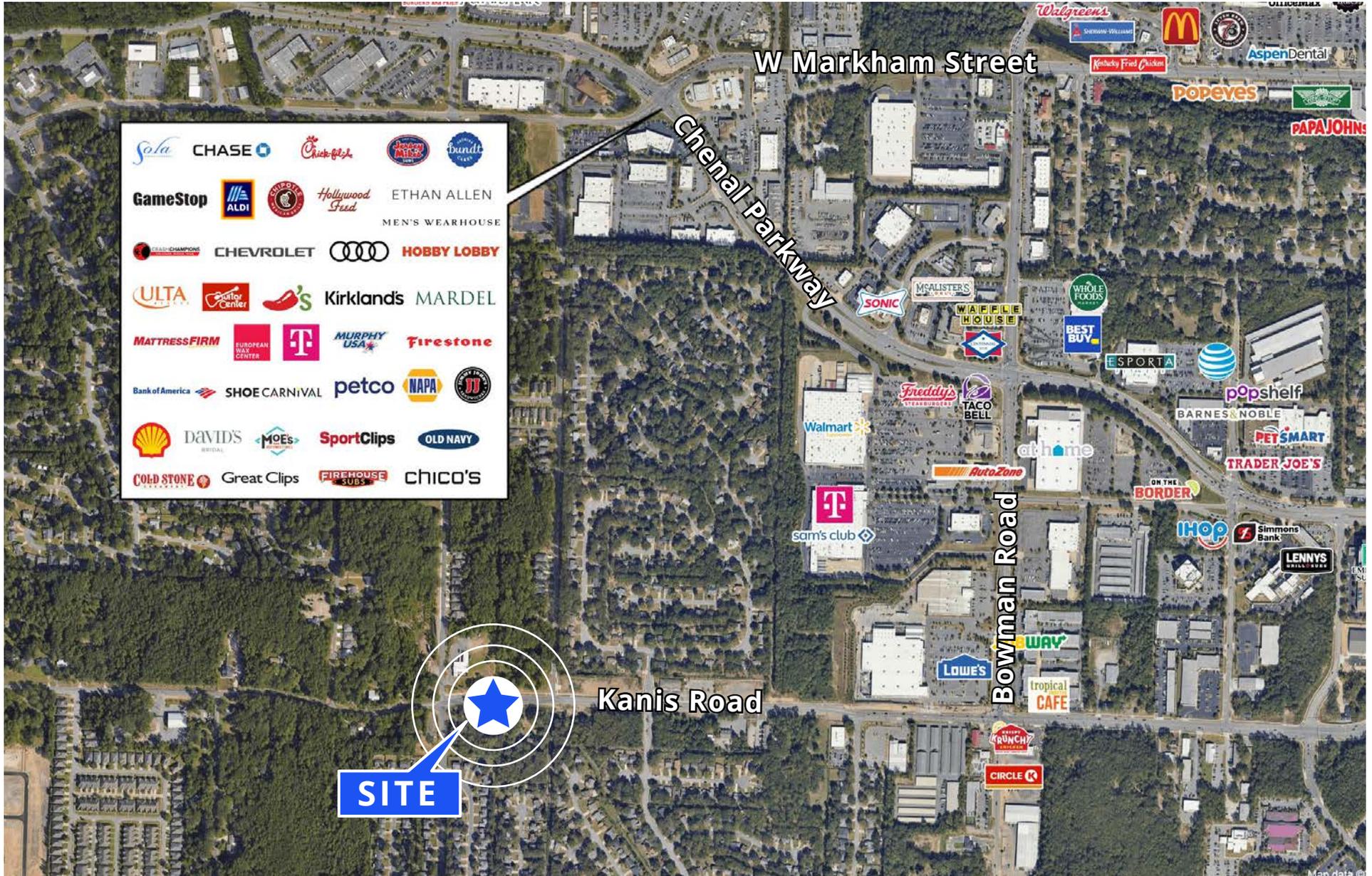
### Nathan Monan

+1 501 850 0710  
nathan.monan@ar.colliers.com

### Colliers | Arkansas

1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161  
F: +1 501 372 0671

# Property aerial



# Kanis Road Frontage Land

12819 KANIS ROAD, LITTLE ROCK, AR



## Contact us:

**Bill Pendergist, SIOR**

+1 501 850 0750

[bill.pendergist@ar.colliers.com](mailto:bill.pendergist@ar.colliers.com)

**Nathan Monan**

+1 501 850 0710

[nathan.monan@ar.colliers.com](mailto:nathan.monan@ar.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

**Colliers | Arkansas**  
1 Allied Drive | Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161

**Colliers**