

SADDLE CREEK COMMONS

17750 CANTRELL ROAD, LITTLE ROCK, AR 72223 LOT B-7

**BASE RENT: \$35/SF/YR,
ESTIMATED CAM \$5/SF/YR**

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3 Storefront Units Available for Lease



48 Parking Spaces



Conveniently located near professional offices, K-12 schools, shopping centers, and restaurants.

Located off Hwy 10 with frontage on Ranch Boulevard, this new 8,750 SF building offers 5 premium storefronts in a high-traffic, high-growth area. Surrounded by professional offices, schools, and shopping this is a prime location for retail or dining.

Part of The Ranch—a planned multi-use development featuring upscale residences, schools, offices, and recreational amenities—this location blends scenic surroundings with commercial opportunity.



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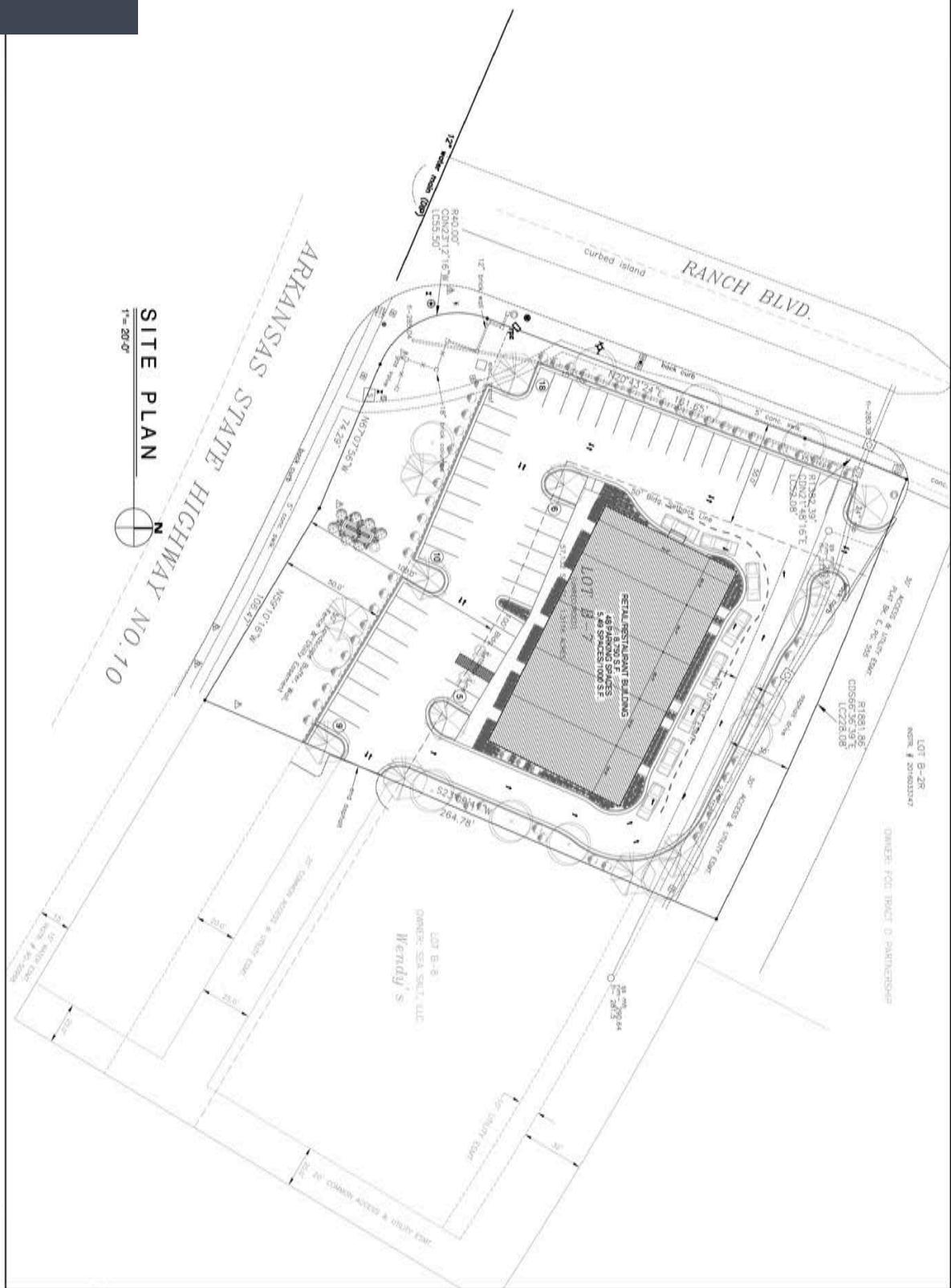
This newly constructed 8,750 SF retail/restaurant building features five storefront units and 48 parking spaces (5.49 spaces per 1,000 SF) on a 1.31-acre lot. The site offers direct frontage along Ranch Boulevard with easy access to Highway 10, and benefits from established utility easements, landscaping buffers, and excellent visibility within The Ranch development.



AVAILABLE UNITS

- Suite 100
 - LEASED
- Suite 110
 - LEASED
- Suite 120
 - 1,800 sf +/-
- Suite 130
 - 1,800 sf +/-
- Suite 140
 - 1,800 sf +/-

SITE PLAN CONTINUED





SITE PLAN 2

**NEW RETAIL/RESTAURANT PROJECT
P4 REALTY GROUP, LLC PROJECT**

ROARK
PERKINS
PERRY
YELVINGTON
ARCHITECTURE + INTERIORS

ARCHITECTURE • INTERIOR DESIGN
718 W. SECOND STREET • LITTLE ROCK AR 72201-2887
(501) 372-0272 www.rappaportdesign.com

LOCATION

Situated off Highway 10 in West Little Rock, this prime retail/restaurant site offers excellent visibility and access with frontage on Ranch Boulevard. **The area sees strong daily traffic—17,000 vehicles per day on Cantrell Road (Hwy 10) and 8,400 VPD on Chenal Parkway.** Surrounded by established neighborhoods, professional offices, and top-rated schools, the site is also just minutes from popular businesses including making it an ideal location for retailers and restaurants targeting a high-growth, high-traffic corridor.

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CLOSE BY

- Walmart Supercenter
- First Security Bank
- Bank OZK HQ
- Arkansas Federal Credit Union
- Joe T. Robinson High School
- Little Rock Christian Academy
- The Baptist Preparatory School
- Red Moon Tavern
- Pizza Cafe West
- Izzy's
- Taziki's
- Tropical Smoothie Cafe
- Wendy's
- Subway