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# MEDICAL OFFICE SPACE FOR LEASE

## 6020 Warden Rd, Sherwood, Arkansas



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://mosestucker.com)



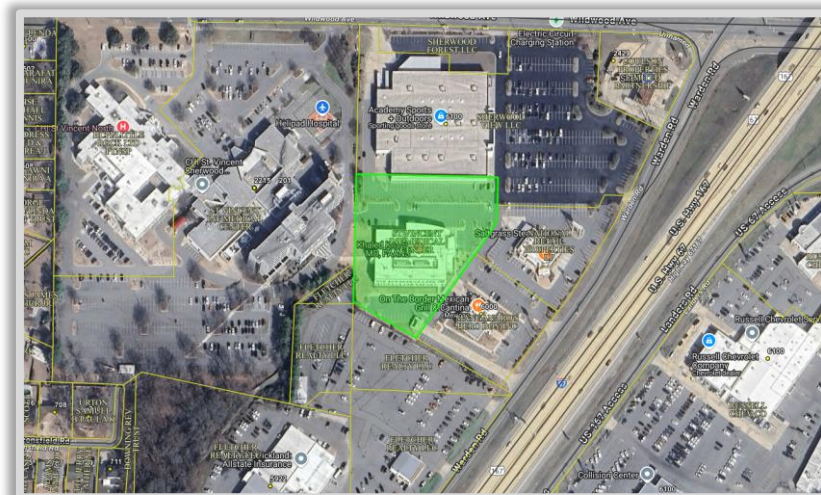
## Property Understanding

### OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent
Address	6020 Warden Road, Sherwood, AR 72120
Property Type	Medical Office Building
Available Space	<ul style="list-style-type: none"> <li>o Suite 250 - ±4,935 SF (Shell Space)</li> <li>o Suite 260 - ±2,299 SF</li> </ul>
Stories	2
Building Size	±40,758 SF
Year Built	2019
Lot Size	±2.70 Acres
Zoning	C-3 (General Commercial District)
Parking	±75 surface parking spaces

### PROPERTY HIGHLIGHTS

- o Modern medical campus designed to accommodate professional medical offices and clinical spaces
- o Onsite and overflow parking spaces ensure convenience for both staff and visitors
- o Easily accessible from Hwy 67/167
- o Close proximity to I-40 and I-30, which see a combined 180,000 vehicles per day

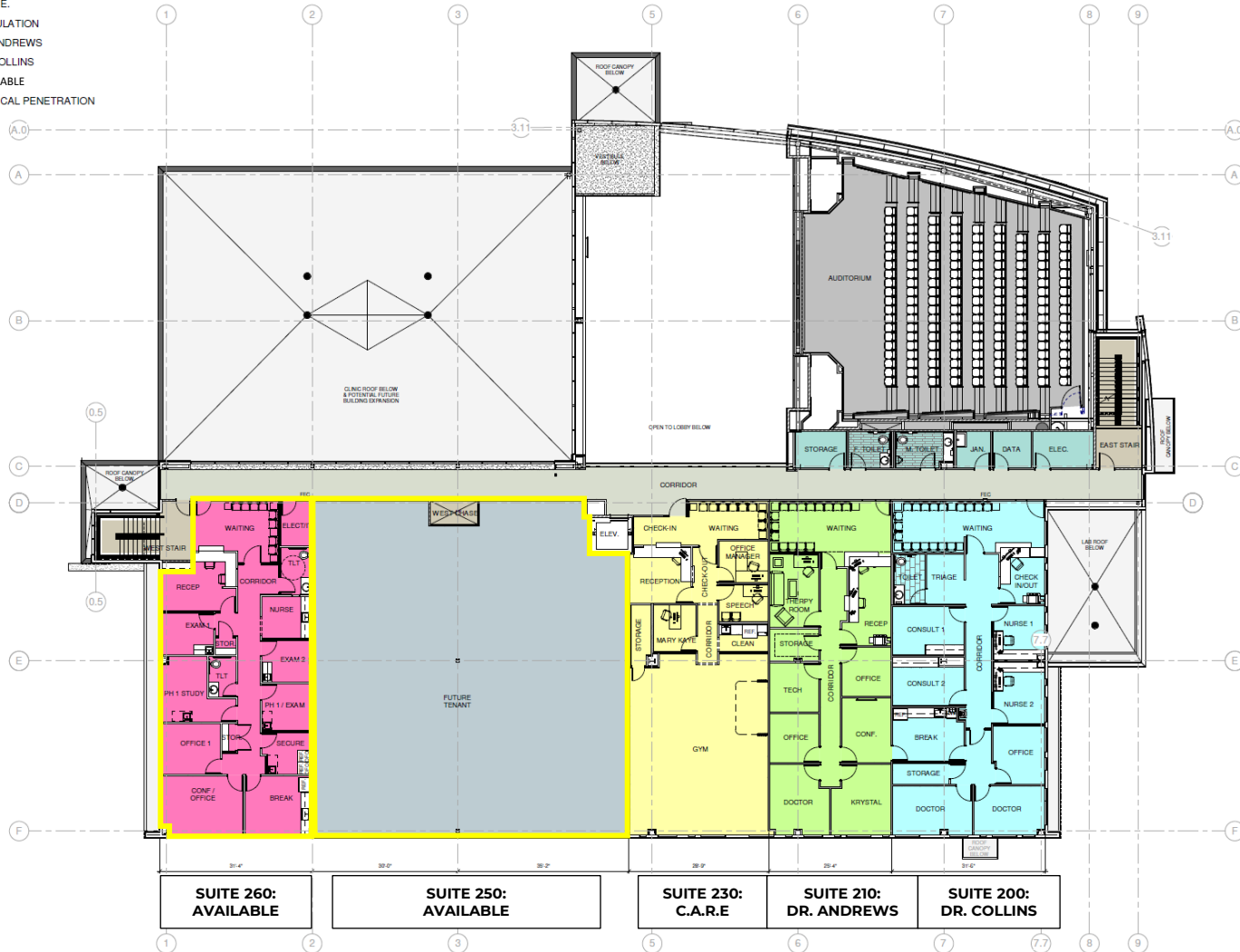








- AVAILABLE
- AUDITORIUM
- BUILDING SERVICE
- C.A.R.E.
- CIRCULATION
- DR. ANDREWS
- DR. COLLINS
- AVAILABLE
- VERTICAL PENETRATION



1 2nd FLOOR PLAN  
1/8" = 1'-0"

**TAGGART**  
ARCHITECTS

4500 Burrow Drive  
North Little Rock, AR 72116  
Phone: 501-758-744

www.taggartarch.com



**NexCore**  
GROUP

ARKANSAS  
NEUROSCIENCE  
INSTITUTE  
EDUCATION &  
RESEARCH  
CENTER

**CHI St. Vincent**

2ND FLOOR  
TENANT  
IMPROVEMENTS

PROJECT NAME

FOR LEASING

NOT FOR  
CONSTRUCTION

SEAL

REVISIONS

NO.	DESCRIPTION	DATE

SECOND FLOOR PLAN

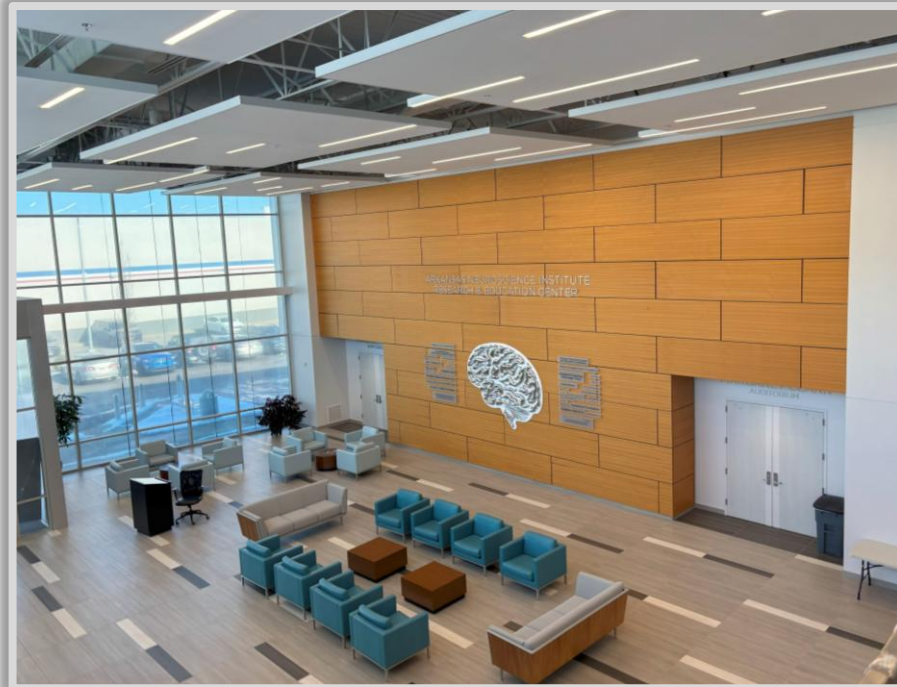
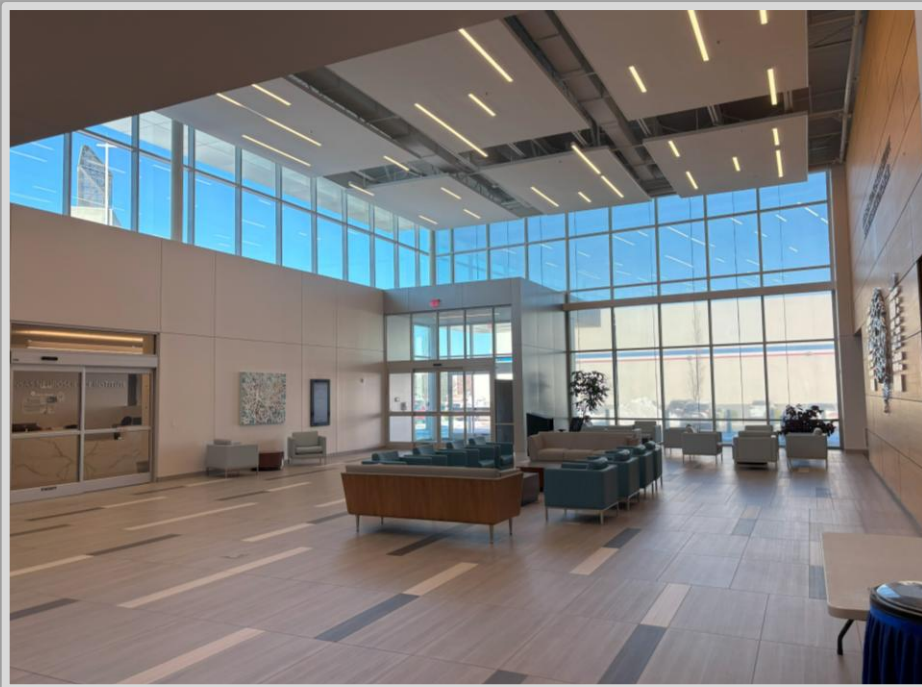
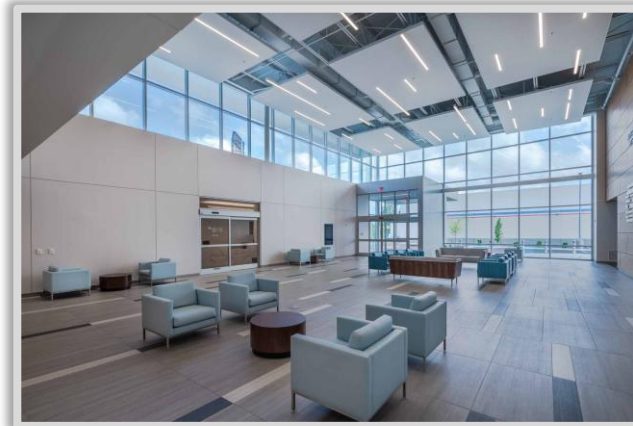
SHEET NAME

DATE 10.22.2019

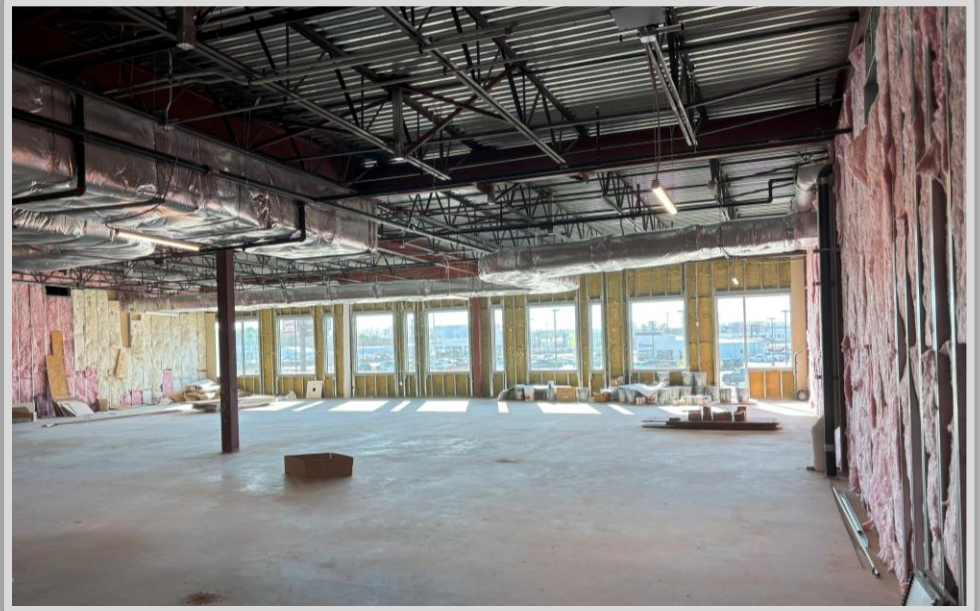
PROJECT NUMBER XXXXXX

A101

SHEET NUMBER











## Sherwood, AR



Sherwood, a suburb of Little Rock, is strategically positioned approximately 15 miles from the heart of the city via the well-connected 67/167 route. Home to 32,544 residents, Sherwood offers its residents and businesses swift connectivity to the broader metropolitan areas.

The community of Sherwood has evolved into a robust and lively hub, flourishing with diverse establishments, industries, retail centers, places of worship, and educational institutions. In recent years, Sherwood has experienced significant growth, witnessing the emergence of numerous new enterprises and attractions. Notable additions include an impressive 8,700 square foot splash pad, the Henson Tennis Center and Pickleball Court, Bennett's Casual Dining, and the noteworthy development and expansion of Sylvan Hills High School and Sylvan Hills Jr. High. This dynamic growth underscores Sherwood's commitment to providing an enriched and progressive environment for its residents and visitors alike.

Adding to this momentum, Sherwood recently passed a new tax bill allowing alcohol sales within the city, a significant step in modernizing local policies and fostering economic development. This change is expected to attract more restaurants and entertainment venues, further solidifying Sherwood as a thriving destination.

### DEMOGRAPHICS\*

#### Population

#### 3 MILES

#### 5 MILES

#### 10 MILES

#### Households

#### Average Age

#### Average Household Income

#### Businesses

49,349

89,881

212,810

21,297

38,628

93,248

41.6

40.6

40.2

\$76,095

\$64,577

\$63,622

1,657

2,600

9,065

*\*Demographic details based on property location*



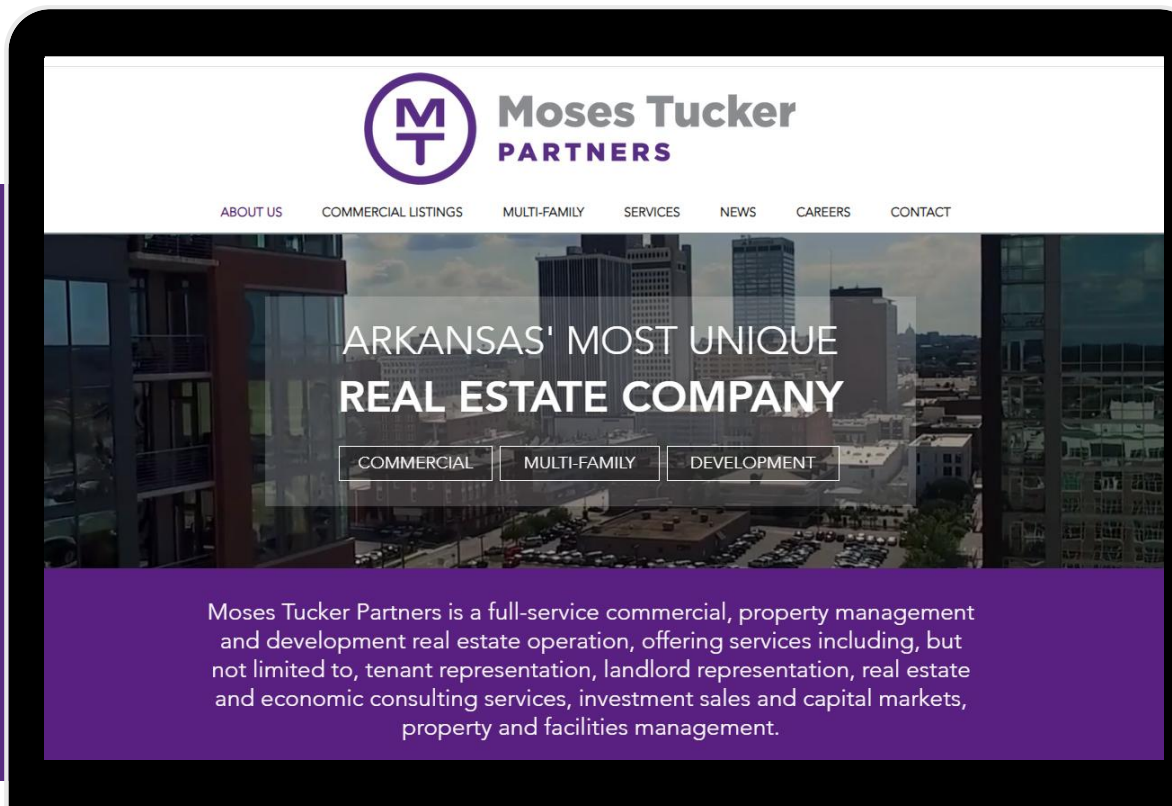
# CONNECT

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