

# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

**NEW  
PRICE  
\$750,000**



EXTERIOR FRONT VIEW  
AI CONCEPTUAL RENDERING

**BILL PUDDEPHATT, CCIM**  
AGENT  
☎ 501.375.3200 | 📠 501.244.7508  
bpuddephatt@kelleycp.com

**DARYL PEEPLES**  
PRESIDENT | PARTNER | PRINCIPAL BROKER  
☎ 501.375.3200 | 📠 501.244.7504  
dpeeples@kelleycp.com



**KELLEY COMMERCIAL  
PARTNERS**



# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

## AVAILABLE

±3,907 SF Office Building on ±2.71 Acres

## NEW SALE PRICE

~~\$850,000~~ **\$750,000**

## COMMENTS

- Excellent redevelopment opportunity
- Currently an assisted living home with a layout that can be remodeled into modern medical/professional office space
- Well suited for medical office, physical therapy, outpatient clinic, health spa, or general office users
- ±1.71 acres of excess land provides excellent opportunity for future building expansion, additional parking
- Prime Kanis Road corridor location in West Little Rock, surrounded by strong growth and new development
- Includes a large, modern storage structure plus an on-site power generator for added operational support

EXTERIOR EAST SIDE



CURRENT PHOTO

AI CONCEPTUAL RENDERING

## BILL PUDDPHATT, CCIM

AGENT

📞 501.375.3200 | 📠 501.244.7508

[bpuddephatt@kelleycp.com](mailto:bpuddephatt@kelleycp.com)

## DARYL PEEPLES

PRESIDENT | PARTNER | PRINCIPAL BROKER

📞 501.375.3200 | 📠 501.244.7504

[dpeeples@kelleycp.com](mailto:dpeeples@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**



# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

## RECEPTION AREA



## DOCTOR STATION



**BILL PUDDPHATT, CCIM**  
AGENT  
☎ 501.375.3200 | 📠 501.244.7508  
bpuddephatt@kelleycp.com

**DARYL PEEPLES**  
PRESIDENT | PARTNER | PRINCIPAL BROKER  
☎ 501.375.3200 | 📠 501.244.7504  
dpeeples@kelleycp.com





# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

## PATIENT EXAM ROOM



CURRENT PHOTO



AI CONCEPTUAL RENDERING

## BREAKROOM



CURRENT PHOTO



AI CONCEPTUAL RENDERING

**BILL PUDDPHATT, CCIM**

AGENT

☎ 501.375.3200 | 📠 501.244.7508

[bpuddephatt@kelleycp.com](mailto:bpuddephatt@kelleycp.com)

**DARYL PEEPLES**

PRESIDENT | PARTNER | PRINCIPAL BROKER

☎ 501.375.3200 | 📠 501.244.7504

[dpeeples@kelleycp.com](mailto:dpeeples@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

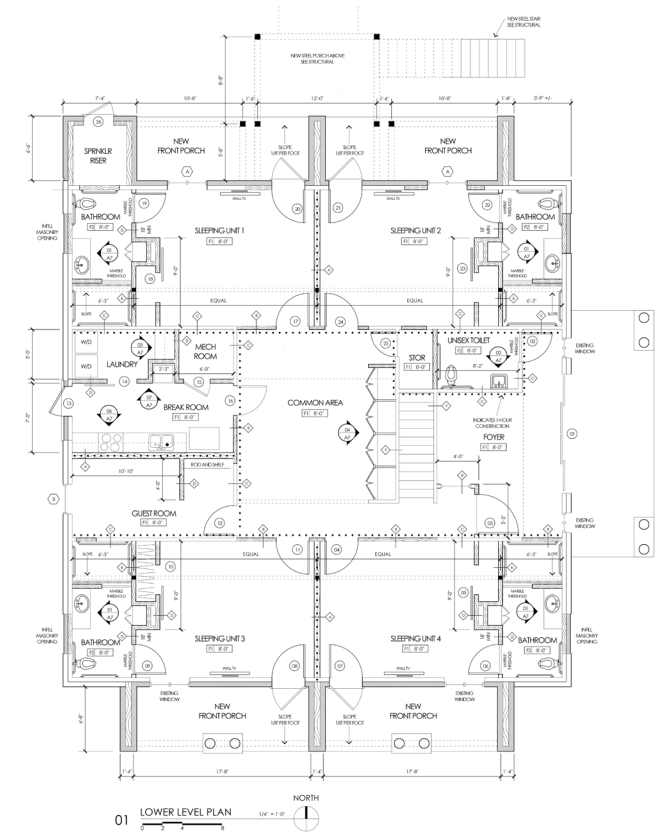
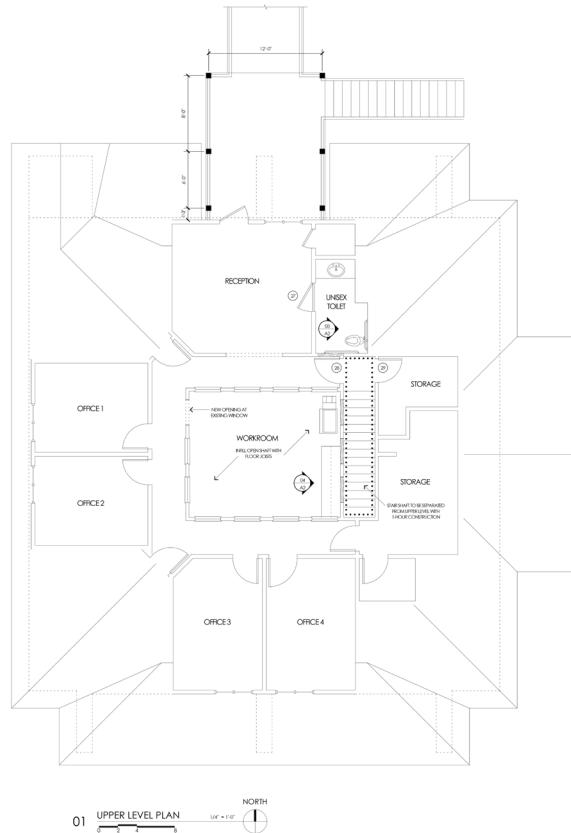
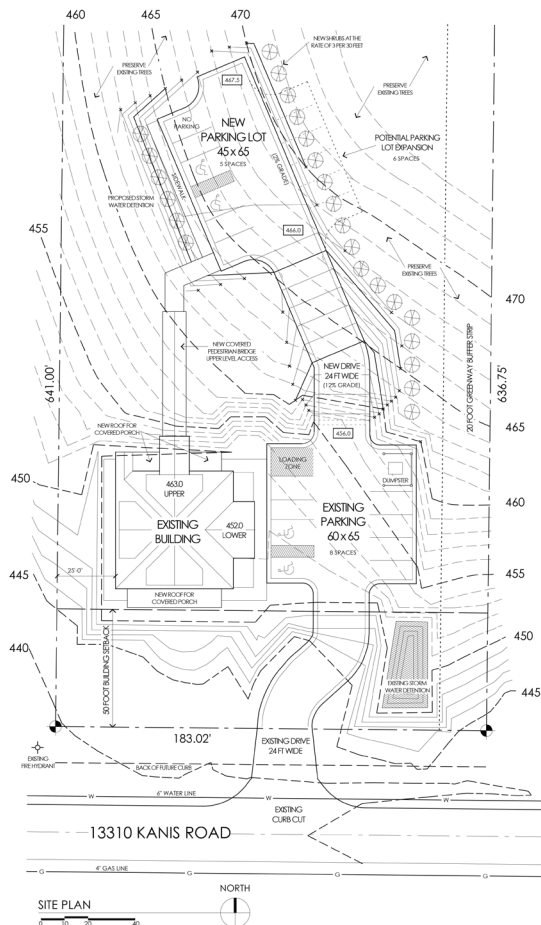
Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

## EXTERIOR

## UPPER LEVEL

## LOWER LEVEL



**BILL PUDDPHATT, CCIM**  
AGENT  
☎ 501.375.3200 | 📠 501.244.7508  
bpuddephatt@kelleycp.com

**DARYL PEEPLES**  
PRESIDENT | PARTNER | PRINCIPAL BROKER  
☎ 501.375.3200 | 📠 501.244.7504  
dpeeples@kelleycp.com



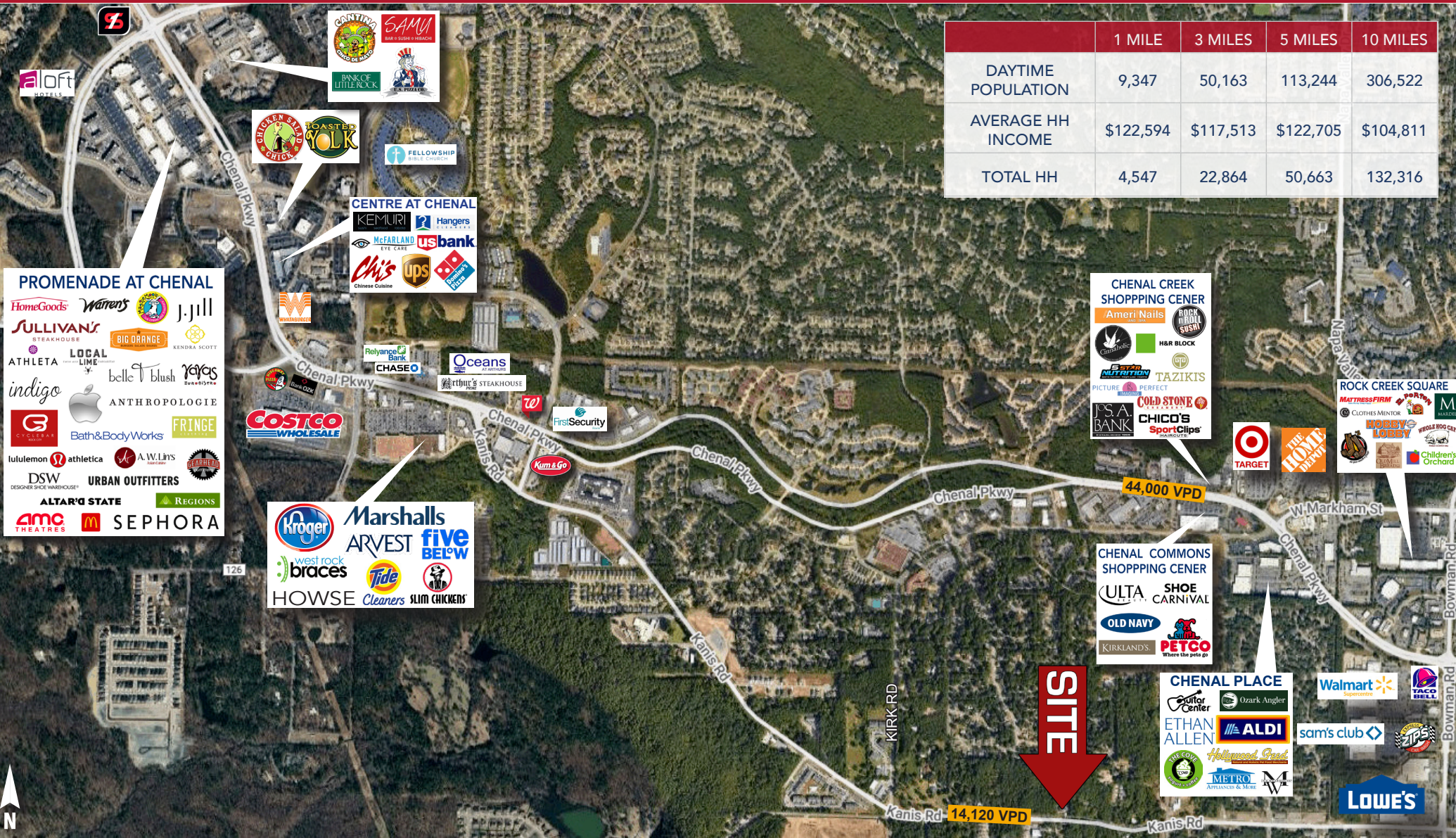


# MEDICAL SPACE REDEVELOPMENT OPPORTUNITY

Kanis Office Building for Sale | 13310 Kanis Rd | Little Rock, AR 72211

**±1.71 AC EXCESS LAND  
INCLUDED FOR  
FUTURE EXPANSION!**

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,347	50,163	113,244	306,522
AVERAGE HH INCOME	\$122,594	\$117,513	\$122,705	\$104,811
TOTAL HH	4,547	22,864	50,663	132,316



**BILL PUDDPHATT, CCIM**  
AGENT  
☎ 501.375.3200 | 📠 501.244.7508  
bpuddephatt@kelleycp.com

**DARYL PEEPLES**  
PRESIDENT | PARTNER | PRINCIPAL BROKER  
☎ 501.375.3200 | 📠 501.244.7504  
dpeeples@kelleycp.com

**KELLEY COMMERCIAL  
PARTNERS**



## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**BILL PUDDPHATT, CCIM**  
AGENT



**DARYL PEEPLES**  
PRESIDENT | PARTNER | PRINCIPAL BROKER

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



**KELLEY COMMERCIAL  
PARTNERS**

[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS