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# RETAIL BUILDING FOR SALE

## 5004 Kavanaugh Blvd, Little Rock, AR



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## Property Understanding

### OVERVIEW

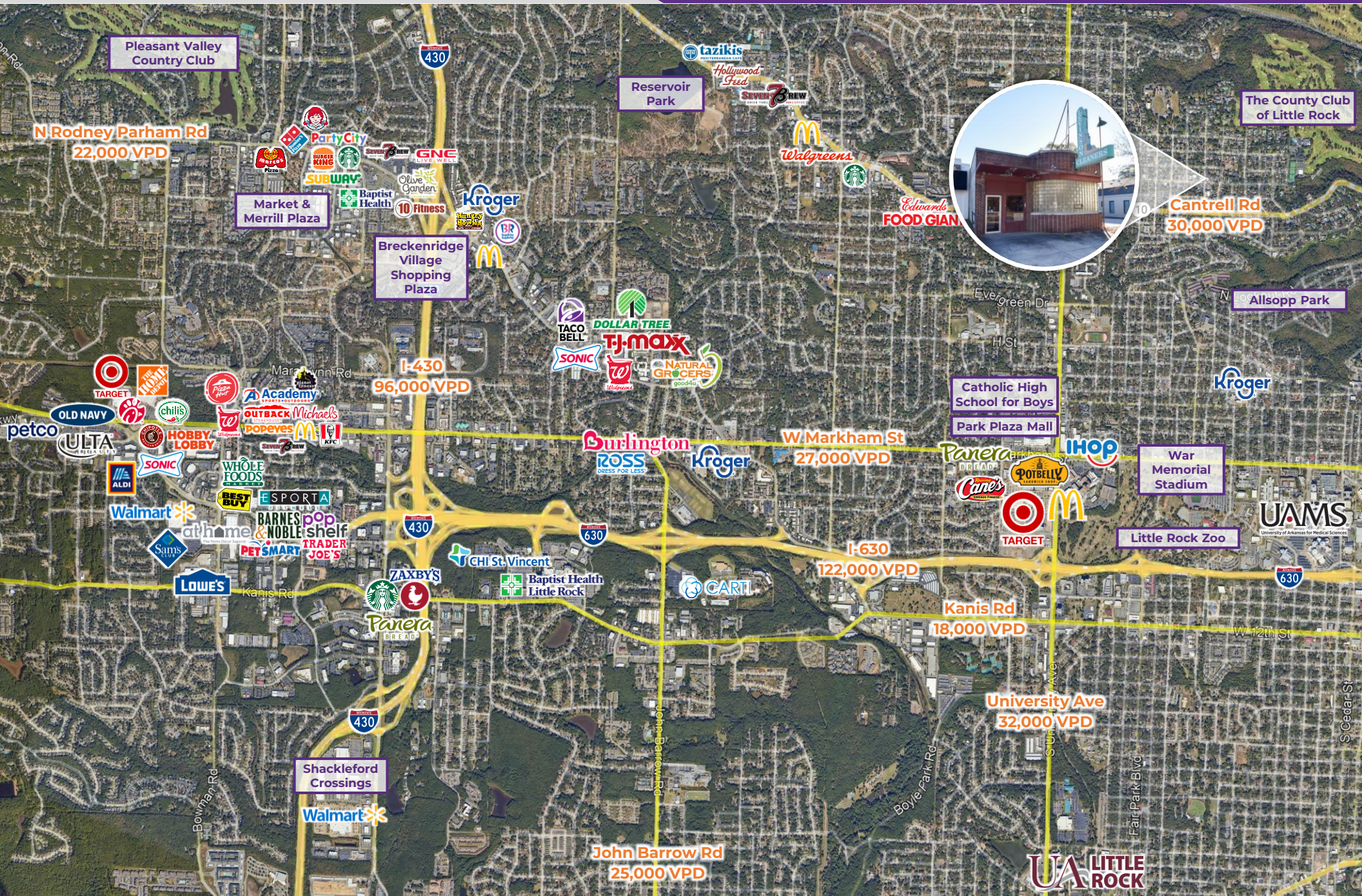
<b>Offering</b>	For Sale
<b>Price</b>	Contact Agent
<b>Address</b>	5004 Kavanaugh Blvd
<b>City/State</b>	Little Rock, AR 72207
<b>Property Type</b>	Retail
<b>Building Size</b>	±2,334 SF
<b>Lot Size</b>	±0.06 Acres
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Kavanaugh Blvd – 6,500 VPD</li> <li>○ Cantrell Rd – 25,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

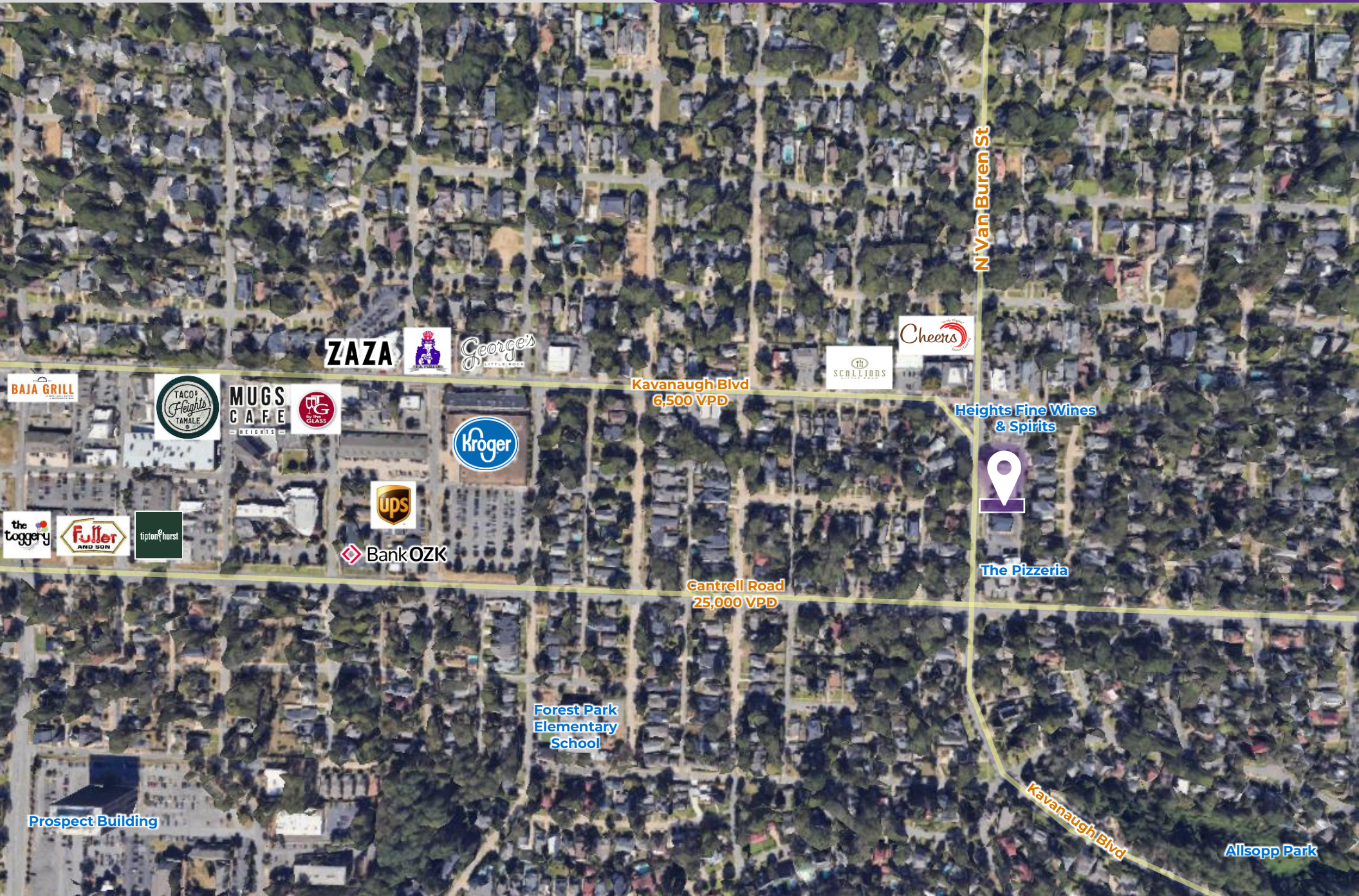
- Retail building for sale in the heart of the Heights District of Little Rock
- Located a short distance to I-630 (3.8 miles) and downtown Little Rock (4.5 miles)
- Surrounded by numerous high-end retailers and regional restaurants, including Tulips, The Toggery, Steamroller Blues, Heights Taco & Tamale Co., George's, ZaZa, Boulevard Bread Co., and Cheers in the Heights
- Steps away from the recently opened second Central Arkansas location of Bentonville-based breakfast chain, The Buttered Biscuit













## Little Rock, AR



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](#)).

Originally part of Pulaski Heights, The Heights began developing in the 1890s as Little Rock's first suburb. The neighborhood attracted affluent residents, leading to the construction of stately homes and the establishment of institutions like Mount St. Mary's Academy and the Country Club of Little Rock.

The Heights is known for its vibrant commercial district along Kavanaugh Boulevard and R Street, featuring a mix of boutiques, eateries, and specialty shops including The Toggery, Tipton & Hurst, Heights Taco & Tamale Co., and Boulevard Bread Company.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	60,609	147,839	333,596
<b>Households</b>	28,785	68,112	144,963
<b>Average Age</b>	40.8	39.8	39.9
<b>Average Household Income</b>	\$102,647	\$84,562	\$93,007
<b>Businesses</b>	3,505	8,700	13,610

*\*Demographic details based on property location*

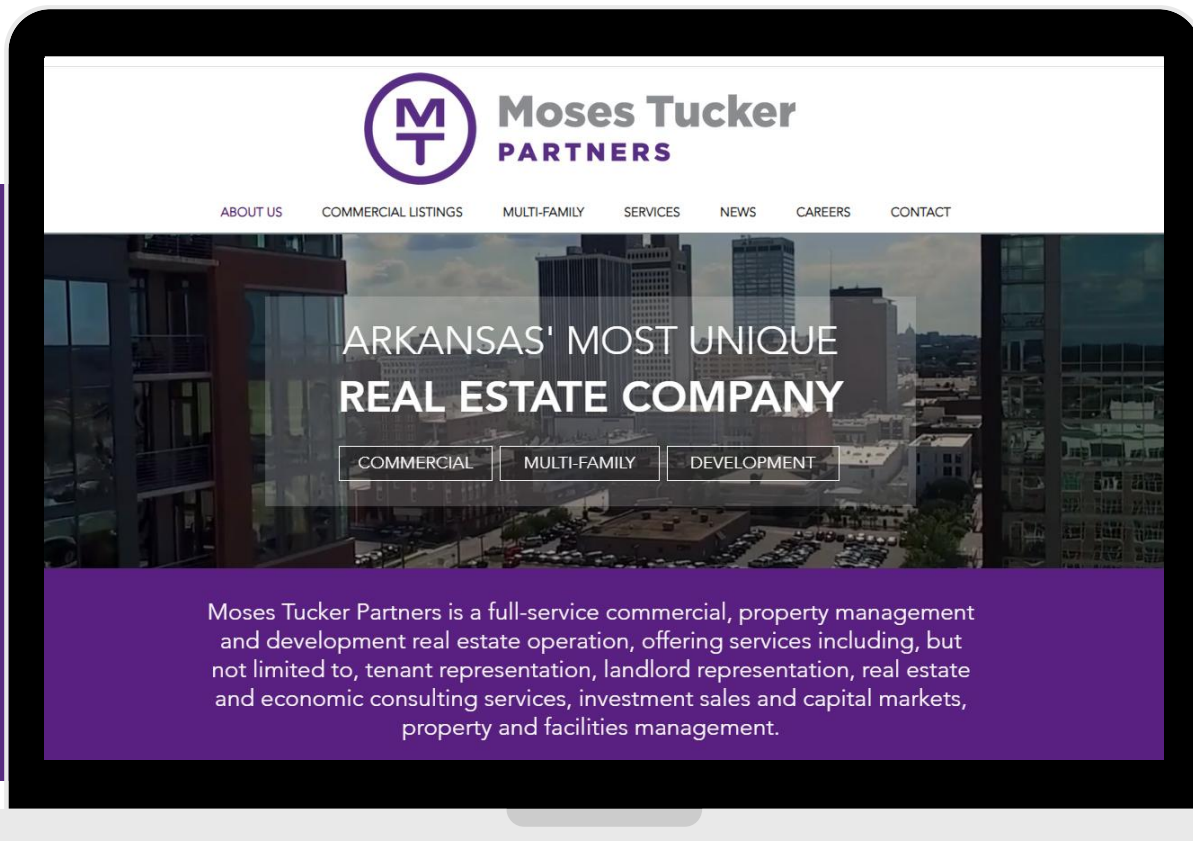
# CONNECT

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