

FREESTANDING RETAIL BUILDING FOR SUBLEASE

5917 Baseline Rd | Little Rock, AR 72209



DREW LANING

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±13,500 SF Retail Building

PRICE

\$9.00/SF Modified Gross

COMMENTS

- Prime retail location with high visibility
- Located on a corner lot at a busy, lighted intersection with multiple ingress and egress access points
- Drive-thru
- Ample parking
- 07/01/2033 Lease expiration date
- All offers are subject to approval by Walgreens Real Estate Committee

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	12,004	38,242	84,219	276,771
AVERAGE HH INCOME	\$54,459	\$57,831	\$60,139	\$92,431
TOTAL HH	4,530	14,424	32,933	119,970

TRAFFIC COUNTS

Baseline Rd: 12,025 VPD

Geyer Springs Rd: 14,300 VPD



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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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS