



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

HIGHLY-TRAFFICKED RETAIL OUTPARCEL FOR LEASE

Pleasant Ridge Town Center | 11525 Pleasant Ridge Rd, Little Rock, AR



Cantrell Rd
41,000 VPD

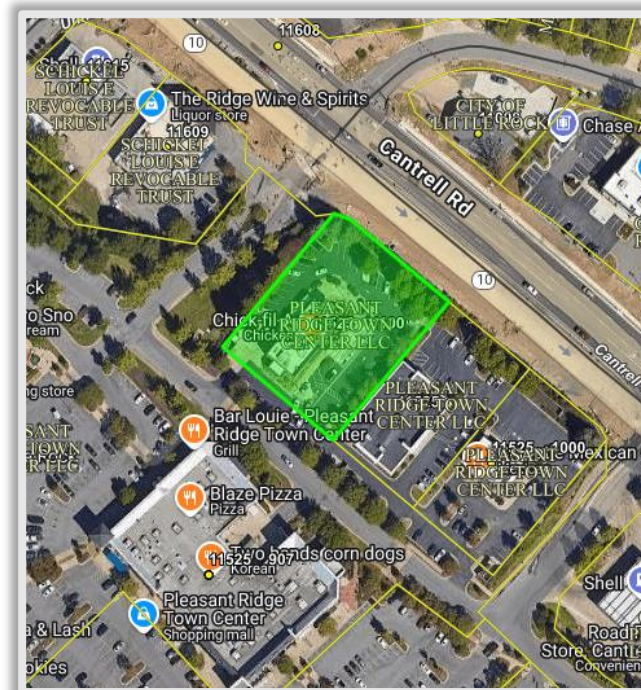
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501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent
Address	11525 Cantrell Rd, Little Rock, AR 72212
Property Type	Freestanding Retail Building
Building Size	±4,350 SF
Lot Size	±0.92 Acres
Year Built	2009
Zoning	PCD (Planned Community Development)
Parking	46 Surface Spaces
Traffic Count	Cantrell Road – 41,000 VPD

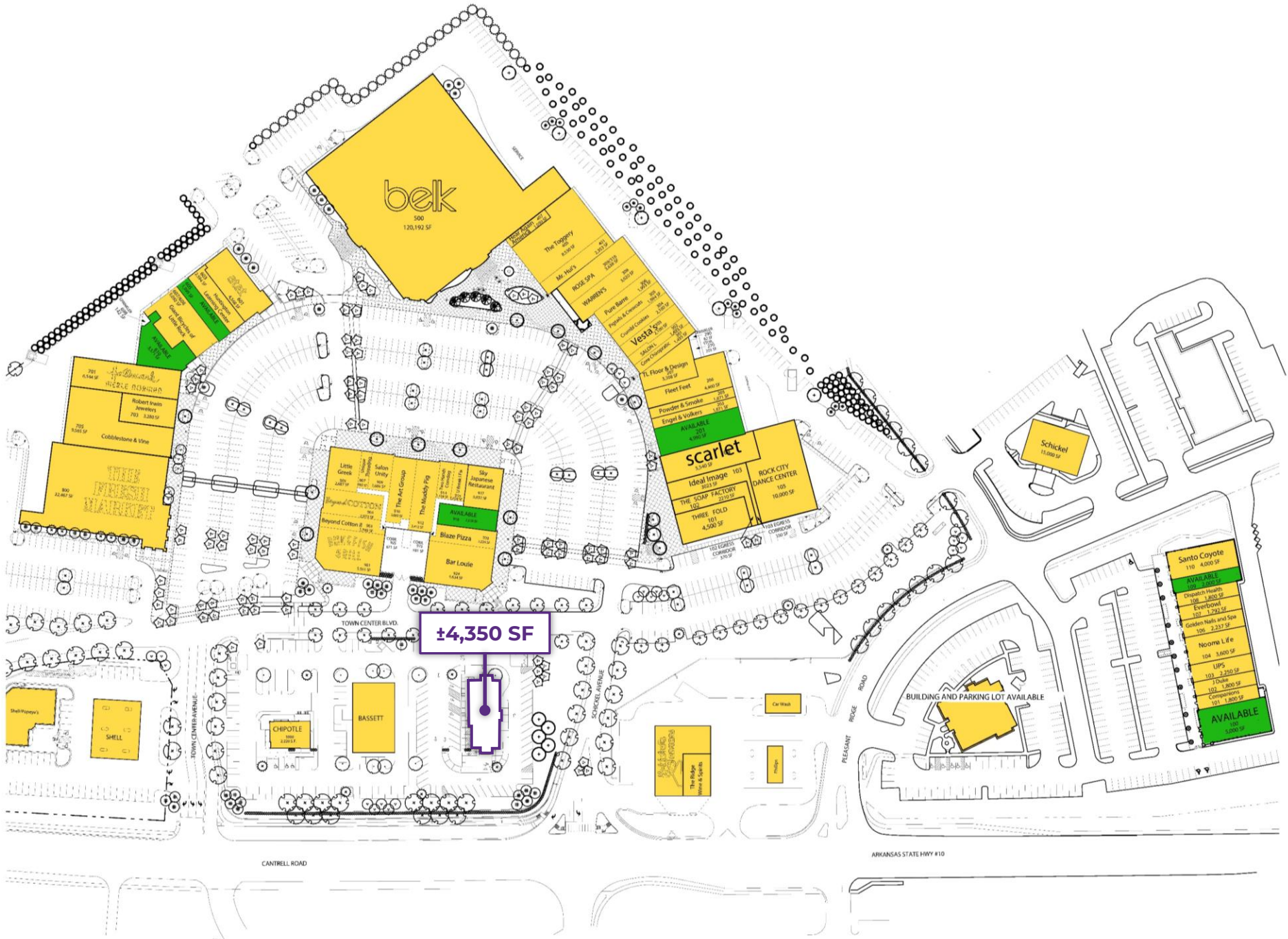


PROPERTY HIGHLIGHTS

- Highly visible freestanding retail building with 182' of frontage along one of Little Rock's primary arterials: Cantrell Road (41,000 VPD)
- Property features an existing drive-thru lane, ideal for QSR users
- Premium location within Pleasant Ridge Town Center, a beautifully designed and landscaped shopping destination featuring a dynamic mix of national and local retailers, restaurants, and services
- Strategically positioned on Cantrell Road (Highway 10), just one minute from Interstate 430, offering high visibility and easy access in West Little Rock
- The Center is anchored by Belk Department store and The Fresh Market
- Prominent signage is available







LOOKING SOUTHEAST



Cantrell Rd
41,000 VPD

LOOKING NORTH



Arkansas River



Cantrell Rd
41,000 VPD



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](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Axiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	50,787	124,471	293,650
Households	22,997	56,293	128,608
Average Age	40.7	40.7	39.9
Average Household Income	\$112,941	\$119,837	\$96,903
Businesses	1,976	5,157	12,294

**Demographic details based on property location*

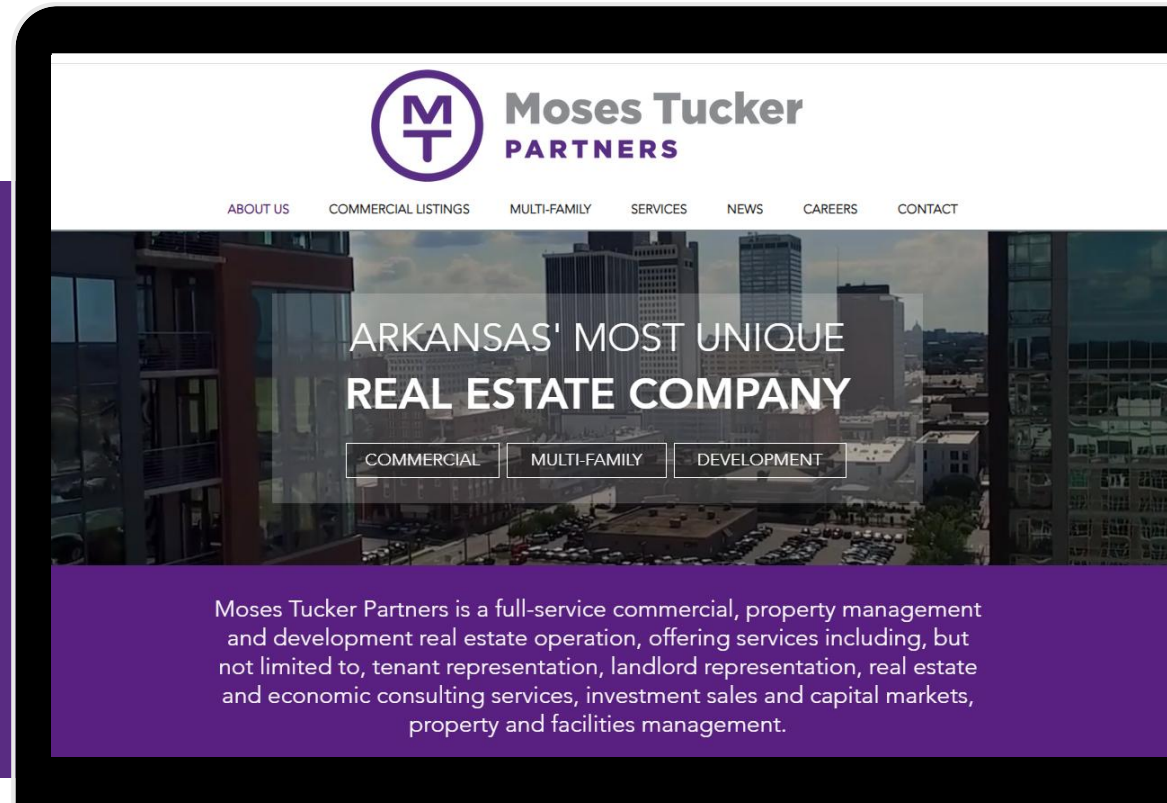
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Chris Moses

Principal, President & CEO
cmoses@mosestucker.com

Chris Monroe

Principal & Vice President, Corporate Services
cmonroe@mosestucker.com

Greyson Skokos

Principal & Vice President of Brokerage
gskokos@mosestucker.com

George Friedmann

Principal & Vice President of Development
gfriedmann@mosestucker.com

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