

OFFICE BUILDING FOR SALE IN WEST LITTLE ROCK

Westedge Building | 4 Shackelford Plaza | Little Rock, AR 72211



DREW LANING

AGENT

☎ 501.375.3200 | 📠 501.244.7527

dlaning@kelleycp.com

HANK KELLEY, CRE, SIOR, CPM

CEO | EXECUTIVE BROKER | PARTNER

☎ 501.375.3200 | 📠 501.244.7503

hkelley@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

OFFICE BUILDING FOR SALE IN WEST LITTLE ROCK

Westedge Building | 4 Shackleford Plaza | Little Rock, AR 72211

AVAILABLE

±8,262 SF Office Building

PRICE

\$975,000

COMMENTS

- Professional Office Building located in the West Village/Rodney Parham District
- Great investment/1031 exchange opportunity
- Roof replaced in 2022
- Close proximity to I-430/I-630
- Diverse tenant mix
- Zoned O-3

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,768	63,943	135,214	304,768
AVERAGE HH INCOME	\$83,532	\$93,227	\$96,235	\$82,645
TOTAL HH	6,025	33,117	60,777	131,469

TRAFFIC COUNTS

N Rodney Parham: 35,400 VPD

N. Shackleford Rd: 6,300 VPD



DREW LANING

AGENT

☎ 501.375.3200 | 📠 501.244.7527

dlaning@kelleycp.com

HANK KELLEY, CRE, SIOR, CPM

CEO | EXECUTIVE BROKER | PARTNER

☎ 501.375.3200 | 📠 501.244.7503

hkelly@kelleycp.com



KELLEY COMMERCIAL
PARTNERS

OFFICE BUILDING FOR SALE IN WEST LITTLE ROCK

Westedge Building | 4 Shackelford Plaza | Little Rock, AR 72211



DREW LANING
AGENT
☎ 501.375.3200 | 📠 501.244.7527
dlaning@kelleycp.com

HANK KELLEY, CRE, SIOR, CPM
CEO | EXECUTIVE BROKER | PARTNER
☎ 501.375.3200 | 📠 501.244.7503
hkkelley@kelleycp.com



OFFICE BUILDING FOR SALE IN WEST LITTLE ROCK

Westedge Building | 4 Shackleford Plaza | Little Rock, AR 72211



DREW LANING
AGENT
 ☎ 501.375.3200 | 📠 501.244.7527
 dlaning@kelleycp.com

HANK KELLEY, CRE, SIOR, CPM
CEO | EXECUTIVE BROKER | PARTNER
 ☎ 501.375.3200 | 📠 501.244.7503
 hkelley@kelleycp.com



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.



DREW LANING
AGENT



HANK KELLEY, CRE, SIOR, CPM
CEO | EXECUTIVE BROKER | PARTNER

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

CHAINLINKS
RETAIL ADVISORS



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

CHAINLINKS
RETAIL ADVISORS