

# STOREFRONT RETAIL/OFFICE BUILDING FOR LEASE IN DOWNTOWN LITTLE ROCK

412 W. 7th St | Little Rock, AR 72201



**KINDLEY WASSON**

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**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

±4,000 SF Freestanding Commercial Building

## PRICE

\$12/PSF NNN

## COMMENTS

- Ideal downtown location near the corner of Broadway St & W 7th
- Storefront retail / office
- Easy access to Simmons Tower and other high-rise office buildings, as well as several state/federal offices and courts
- Great restaurant location

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	32,766	94,309	160,571	304,391
AVERAGE HH INCOME	\$87,454	\$76,750	\$85,285	\$91,047
TOTAL HH	3,939	22,302	53,996	132,242

## TRAFFIC COUNTS

Broadway St: 30,000 VPD

I-630: 88,400 VPD

I-30: 114,375 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.



**KINDLEY WASSON**  
AGENT



**MARTHA KIRSPEL**  
PROPERTY MANAGER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
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