

MEDICAL OFFICE BUILDING FOR SALE

Breckenridge Professional Building | 1225 Breckenridge Dr | Little Rock, AR 72205

**OWNER-
USER
OPPORTUNITY!**



DREW LANING

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±18,640 SF Freestanding, Two-Story Medical Building

PRICE

\$2,400,000

COMMENTS

- Prime opportunity for a medical owner/user
- Currently 80% leased
- Convenient access to I-430 via Rodney Parham Road
- Just minutes from Little Rock's prominent medical corridor, including Baptist Health and CHI St. Vincent
- Directly across the street from the revitalized Breckenridge Village entertainment district, featuring new local restaurants, retailers, and a new theater/entertainment venue
- Ample parking available on both sides of the building

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,638	71,356	136,645	304,923
AVERAGE HH INCOME	\$77,001	\$92,231	\$91,150	\$82,386
TOTAL HH	6,685	33,780	62,376	133,043



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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

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