

RETAIL SPACE FOR LEASE

Westgate Shopping Center | 6815 Cantrell Rd | Little Rock, AR 72207



**±4,000 SF
RETAIL SPACE**

KINDLEY WASSON

AGENT

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PARTNERS**

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AVAILABLE

±4,000 SF Retail Space

PRICE

\$22.00/SF NNN

COMMENTS

- Excellent location with prime frontage on Cantrell Rd
- Positioned on a primary, signalized east-west corridor
- Dense, affluent demographics
- Near major medical hubs, including UAMS and St. Vincent's Hospital
- Strong co-tenant mix: Orange Theory, 10 Fitness, Dollar Tree, Baptist Health Urgent Care
- Recent leasing momentum: Two new tenants signed within the past year (10 Fitness, Dollar Tree)
- Flexible use potential: ideal for retail, office, service, or mixed-use redevelopment (subject to zoning/approvals)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,627	63,199	151,644	326,249
AVERAGE HH INCOME	\$127,482	\$112,302	\$99,652	\$100,718
TOTAL HH	5,599	29,794	68,683	142,244

TRAFFIC COUNTS

Cantrell Rd: 32,350 VPD

Mississippi St: 12,000 VPD



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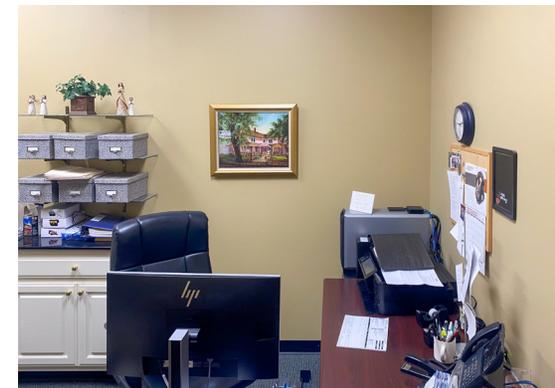
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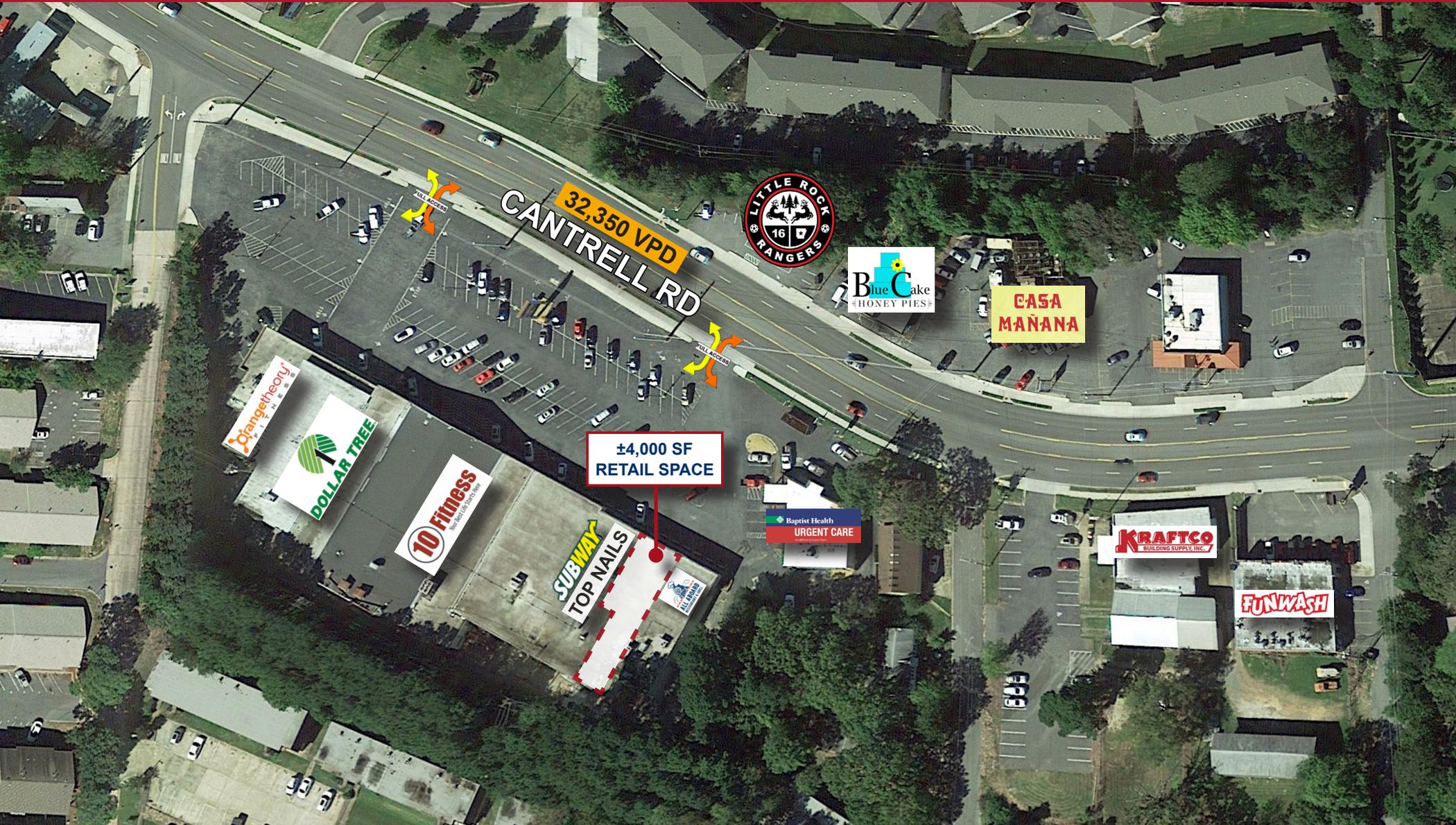
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ABOUT KELLEY COMMERCIAL PARTNERS

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

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DEVELOPMENT MANAGEMENT

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CHAINLINKS
RETAIL ADVISORS