

COMMERCIAL PROPERTY FOR SALE



1300 Westpark Dr. | \$ 1,695,000
Little Rock, AR



THE OFFERING

P4 Realty Group is pleased to present 1300 Westpark Drive for sale. Built in 1984, this mixed use, retail/office storefront building, is situated in the Boyle

Park/Westpark area of west-central Little Rock, in a corridor characterized by a blend of flex/office, service commercial, and light industrial users. This site benefits from quick access to Interstate 630, a key east-west connector that links I-430 to I-30, supporting efficient access to downtown, medical/education districts along the corridor, and west Little Rock.



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COMMERCIAL PROPERTY FOR SALE

1300 Westpark Drive, Little Rock, AR 72204



EXECUTIVE SUMMARY

SALE PRICE: \$ 1,695,000



OFFERING SUMMARY

Sale price:	\$1,695,000	Parking:	+/-22 on-site spaces
Cap Rate:	7.25%	Parking Ratio:	+/-5.56 per 1,000 sf
Lot Size:	+/-1.23 Acres	Traffic Count:	+/-18,765 v/p/d on 12 th Street at Westpark Dr
Year Built:	1984	Est NOI: (5% vacancy allowance)	+/- \$123,000
Building Size:	+/-13,500 sf	Security:	Fully secured & fenced
Recently Renovated:	+/-10,500 sf	Loading Dock:	Yes
Zoning:	I-2	HVAC:	3 new units installed in 2025.
Municipality:	Little Rock		
Price / SF:	\$125.00		

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PROPERTY OVERVIEW

89% leased commercial investment opportunity in Little Rock, Arkansas. Multiple strong tenants including a medical supply company and an employment agency. This property is located in central Little Rock, with easy access to burgeoning west Little Rock and thriving downtown.

LOCATION OVERVIEW

1300 Westpark Drive is a commercial property/office building located in the Boyle Park/Westpark neighborhood off of 12th Street in Little Rock. The property has excellent access to I-630 and is near major retail, dining, and services like Target, Starbucks, Chick-Fil-A, and Park Plaza Mall. It is also very close to major institutions like the U of A at Little Rock, UAMS, Baptist Hospital and other major medical facilities.



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