

Premier Office Asset in the Heart of the Heights

For Sale: 4924 Kavanaugh Boulevard, Little Rock, AR



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Property features

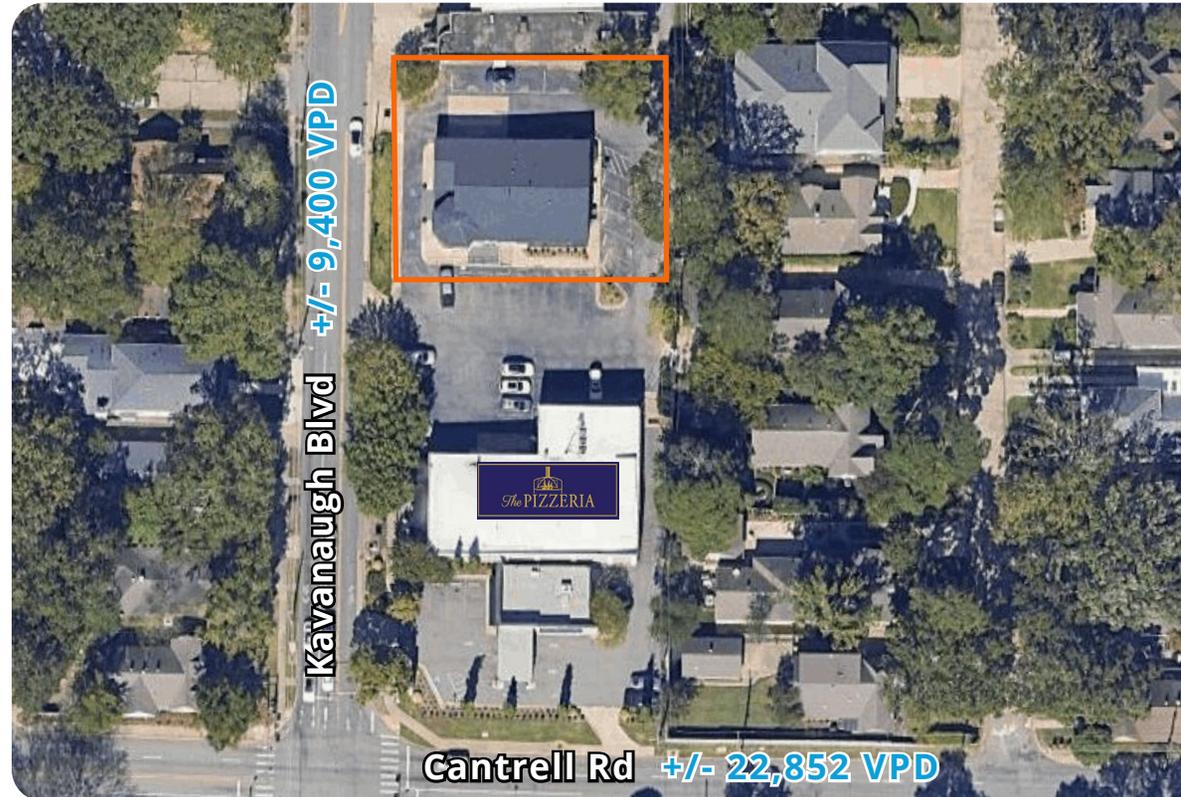
Heights Office for Sale

- Building size: 3,869 SF
- Lot size: 0.27
- Offering price: \$1,975,000
- Unmatched visibility near Kavanaugh/Cantrell intersection
- Strong identity and signage opportunity
- Five private offices, two conference rooms, kitchen/breakroom
- Surrounded by high-income demographics supporting long-term tenant demand
- Strategic central location with convenient access to downtown, midtown, and west Little Rock
- Executive-caliber office environment ideal for professional services, wealth management, legal, and medical users

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Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
9,180	60,962	144,678



Estimated Households (2025)

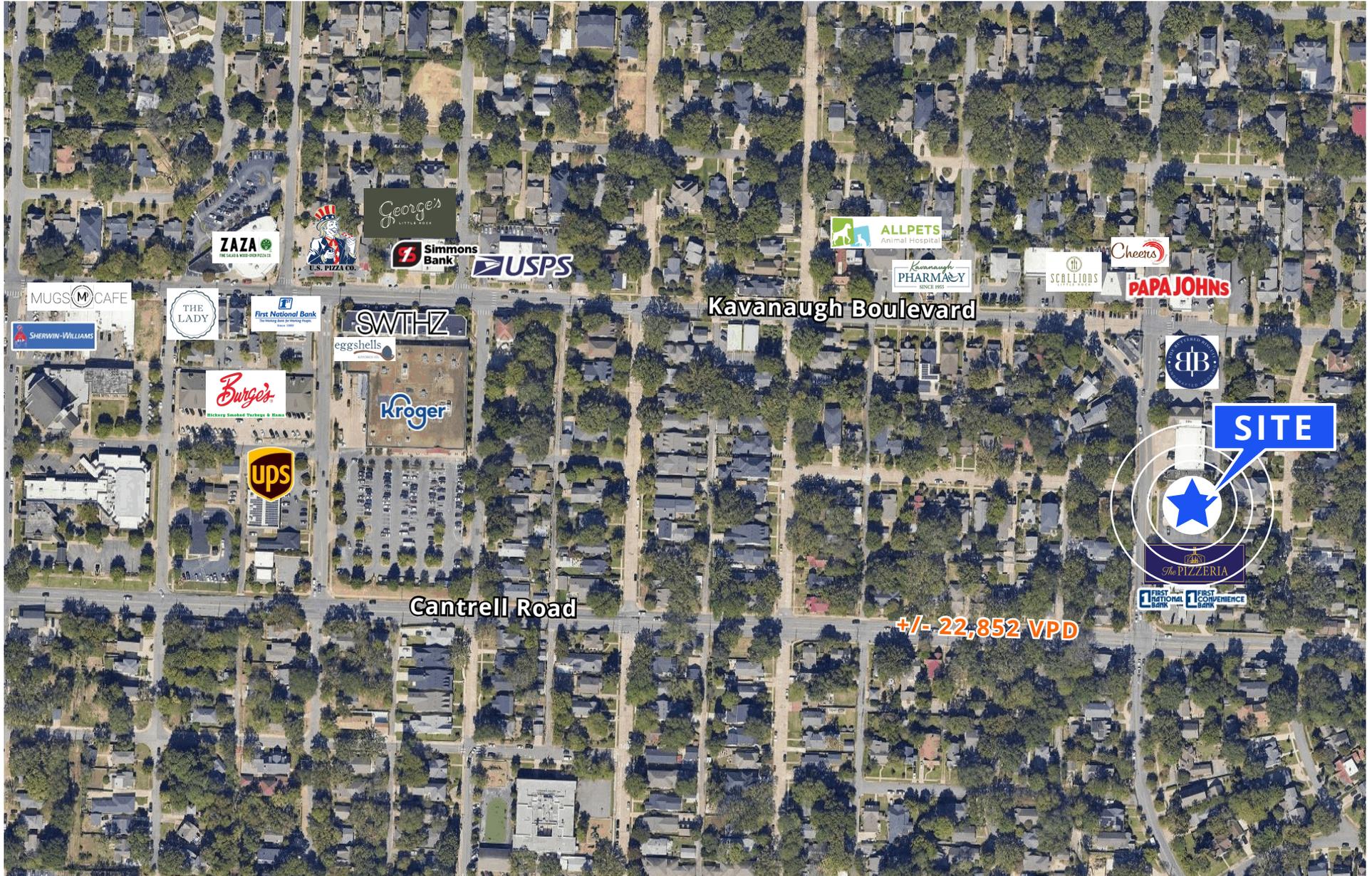
1 Mile	3 Mile	5 Mile
4,564	28,725	66,086



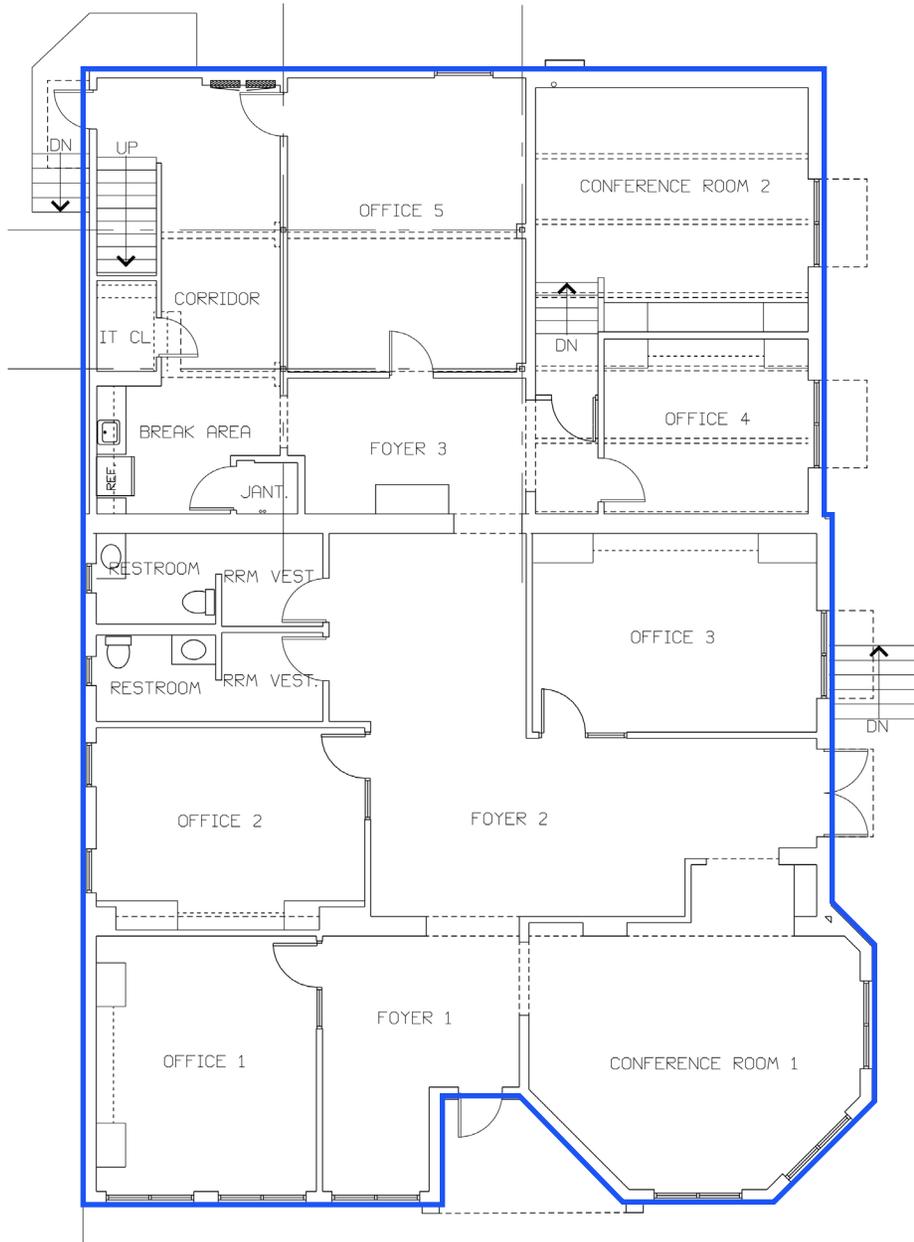
Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$183,757	\$106,573	\$90,067

Property aerial



Property floor plan



Building size: 3,869 SF



**Five private offices,
two conference rooms,
kitchen/breakroom**

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Property photos



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