

FOR SALE



# 2715

Kavanaugh Boulevard

LITTLE ROCK | AR

100% Occupied  
Hillcrest Retail  
Building

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## Building **Specifications**

Brandy Station is a landmark retail center prominently located in the Hillcrest submarket. There is a natural barrier to entry for acquisition in this market due to the long-term hold strategy practiced by the majority of property owners. The property benefits from retail-friendly front-door parking for all tenants in a submarket well established for its walkability. The fully sprinkled building is a single story, constructed in 1915. Both tenant kitchens have been thoroughly remodeled, with new heating and air units, a new grease trap, electrical and plumbing upgrades and unique appeal throughout.

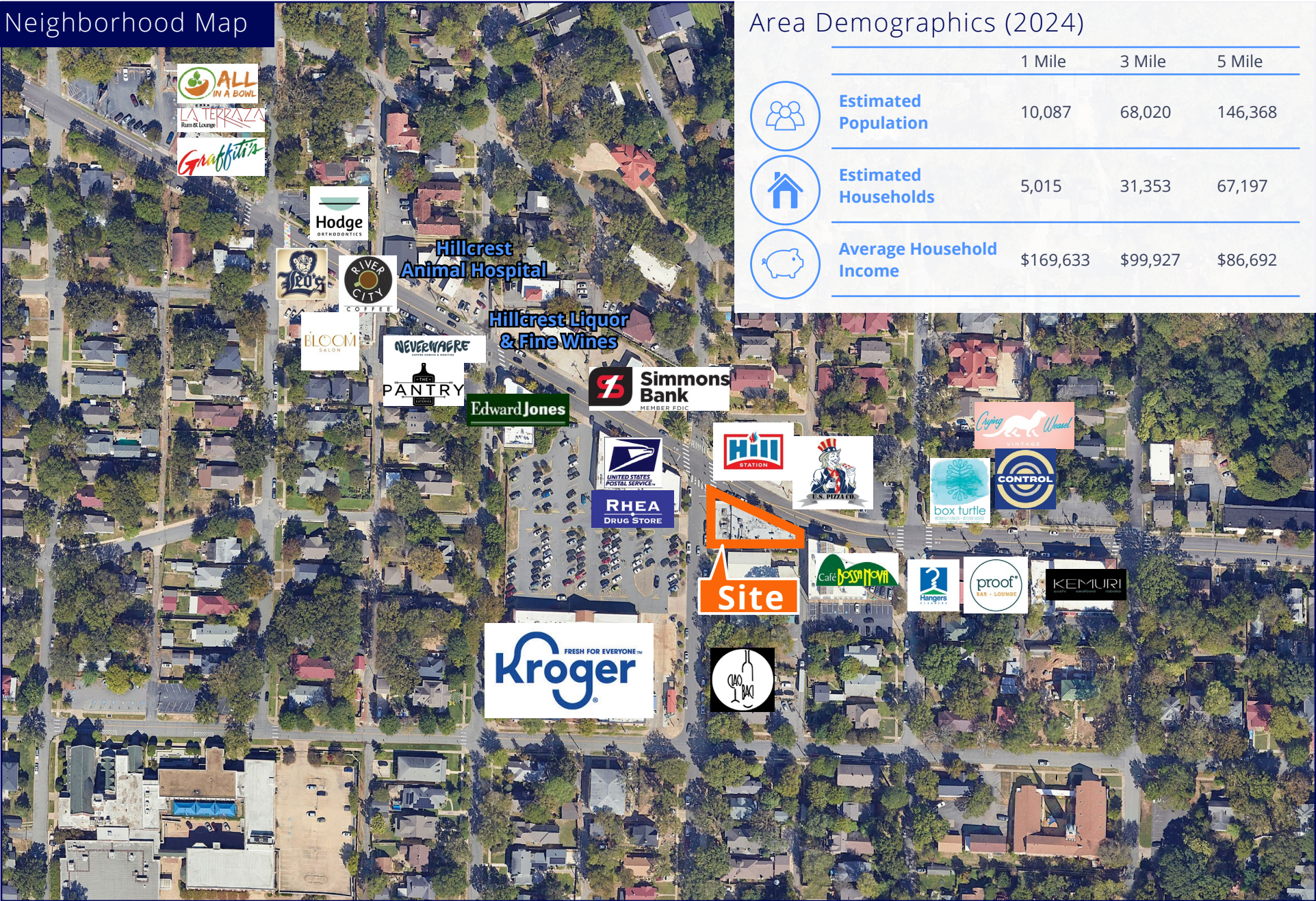
## Building **Highlights**

- **Sale Price: \$1,700,000**
- **Fully occupied**
- **NOI: \$113,412**
- **Zoned: PCD**
- **Lot size: 0.18 acres**
- **Building size: 6,353 SF**








Neighborhood Map



Area Demographics (2024)

|  | 1 Mile    | 3 Mile   | 5 Mile   |
|--|-----------|----------|----------|
|  Estimated Population     | 10,087    | 68,020   | 146,368  |
|  Estimated Households     | 5,015     | 31,353   | 67,197   |
|  Average Household Income | \$169,633 | \$99,927 | \$86,692 |