

MEDICAL OFFICE BUILDING & AMBULATORY SURGERY CENTER

405 - 409 N. University Ave & 5911 C St | Little Rock, AR 72205



ERIC VARNER

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**KELLEY COMMERCIAL
PARTNERS**

MEDICAL OFFICE BUILDING & AMBULATORY SURGERY CENTER

405 - 409 N. University Ave & 5911 C St | Little Rock, AR 72205

AVAILABLE

±16,024 SF Medical Office Building and Ambulatory Surgery Center

PRICE

\$5,000,000

COMMENTS

- Located in the heart of Midtown Little Rock, just minutes from I-630, UAMS, and CHI St Vincent Hospital
- Four (4) procedure rooms, clinic space with physician offices
- 39 parking spaces in the main building parking lot, as well as an additional 40-space parking lot across the street

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,515	76,543	181,199	308,027
AVERAGE HH INCOME	\$120,083	\$101,033	\$94,105	\$100,739
TOTAL HH	4,951	32,044	69,543	144,288

TRAFFIC COUNTS

N. University Ave: 29,350 VPD

W. Markham St: 15,000 VPD



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AMBULATORY SURGERY CENTER INCLUDES:

- Four (4) procedure rooms, nurses stations, and recovery areas



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COMMENTS:

- Kitchen/Break Area
- Private physicians' offices
- Open office area



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COMMENTS:

- General reception area at main entrance
- Separate waiting rooms for clinic and ASC space



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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

CONSULTING

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