Ten Oaks I 11524 N. Rodney Parham Rd I Little Rock, AR 72212



#### **DREW LANING**

AGENT **O** 501.375.3200 | **D** 501.244.7527 dlaning@kelleycp.com

### CHERYL WHITE, RPA

PARTNER | SENIOR PROPERTY MANAGER **O** 501.375.3200 | **D** 501.244.7506 cwhite@kelleycp.com



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#### **AVAILABLE**

±2,786 Freestanding Medical/Office Bldg for Lease

#### **PRICE**

\$14.00/SF NNN

#### **COMMENTS**

- Prime visibility with high traffic counts for the area
- Large waiting room/reception area
- Four exam rooms with multiple private offices
- Break room/Conference room for employees
- Zoned C-4

#### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,583	70,360	137,477	307,762
AVERAGE HH INCOME	\$94,181	\$110,021	\$111,511	\$100,239
TOTAL HH	5,699	33,919	63,254	135,397

#### TRAFFIC COUNTS

I-430: 93,720 VPD

N. Rodney Parham Rd: 35,250 VPD Green Mountain Dr: 8,200 VPD





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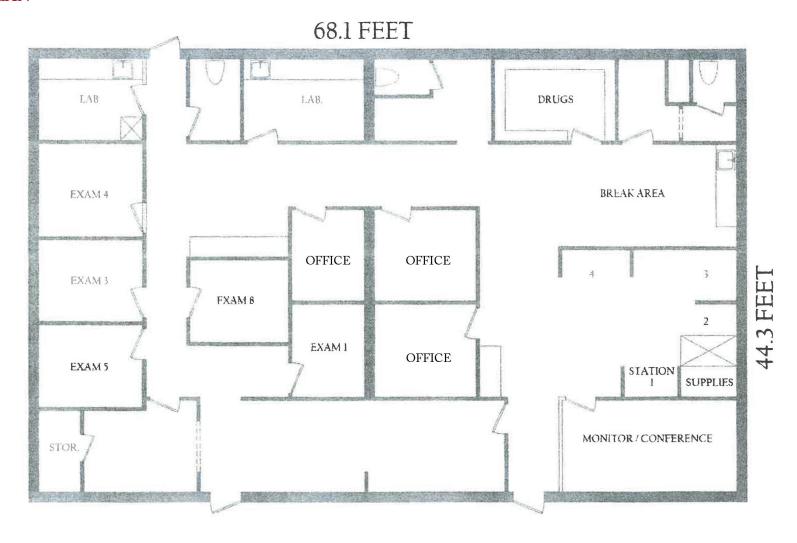
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#### **FLOOR PLAN**









#### 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.



DREW LANING AGENT



CHERYL WHITE, RPA
PARTNER | SENIOR PROPERTY MANAGER

BROKERAGE

PROPERTY MANAGEMENT

**DEVELOPMENT MANAGEMENT** 

CONSULTING

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