

### Property Highlights

- For Lease
- **\$8,000/month NNN**
- 2,888 SF 2nd generation restaurant space available
- Existing drive-thru window in place
- Connected to Shell gas station
- Adjacent to Fresh Market-anchored Pleasant Ridge Town Center
- Ample parking
- Convenient access to I-430

### Traffic Counts

Cantrell Rd: 41,000 VPD (ARDOT '23)  
Rodney Parham Rd: 11,000 VPD (ARDOT '23)

### Demographics

	1 Mile	3 Mile	5 Mile
2024 Population	4,504	48,482	123,219
Daytime Population	5,845	47,356	131,767
Average HH Income	\$114,627	\$116,445	\$122,644



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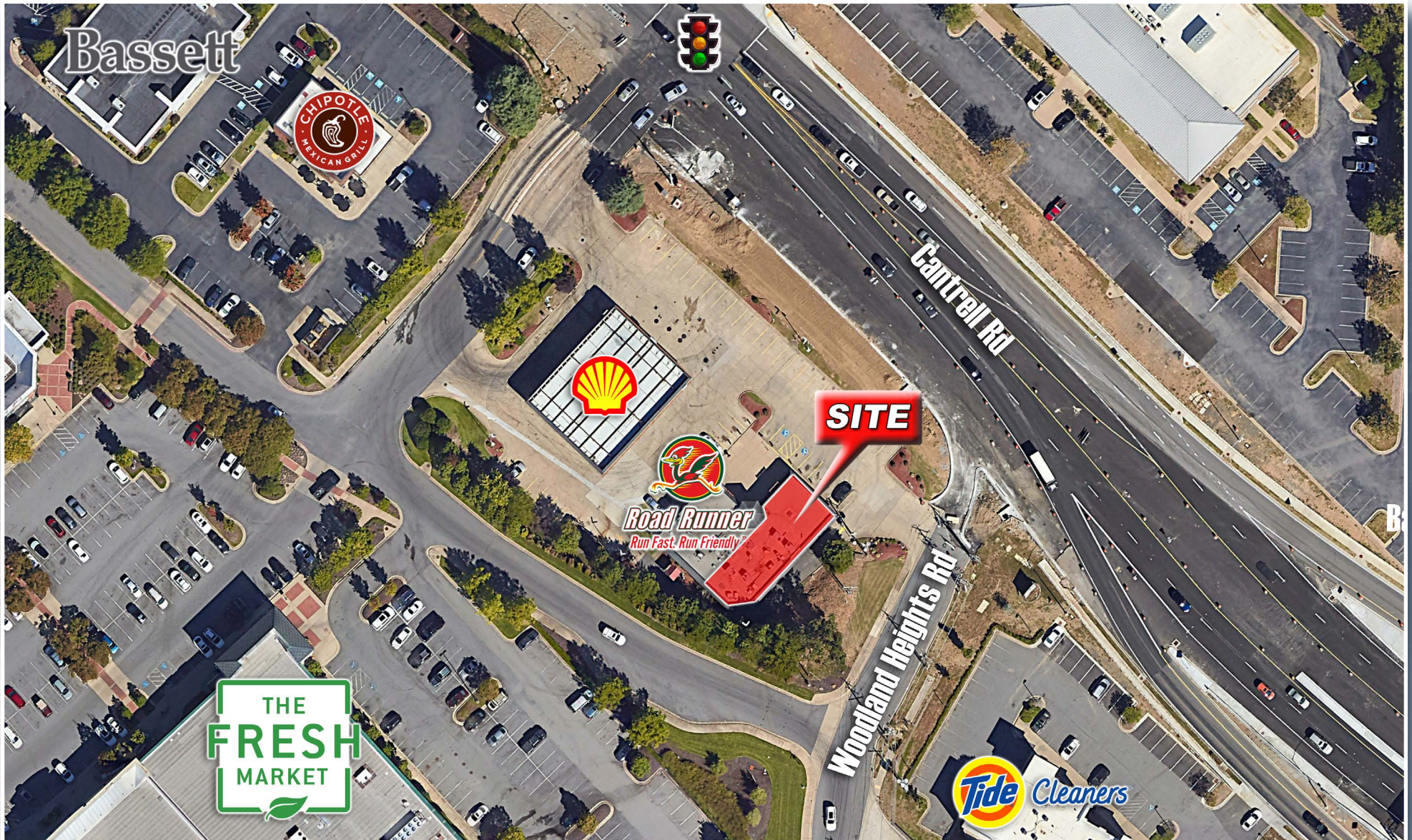
## EXTERIOR PHOTOS



501.663.5400 | 5012 Kavanaugh Boulevard, Little Rock, AR 72207 | [HathawayGroup.com](https://www.hathawaygroup.com)

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.





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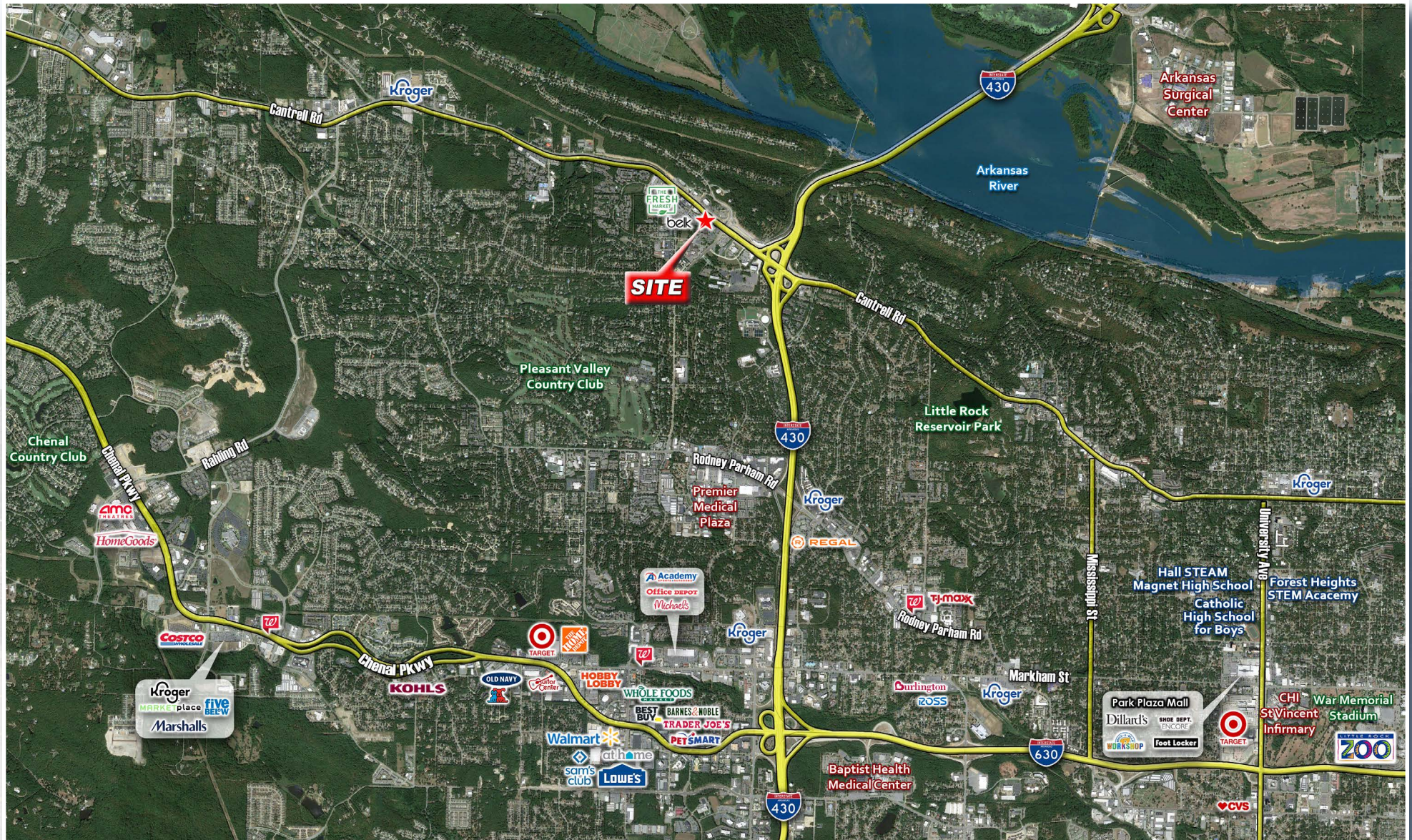




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