

OFFICE FOR SALE

OWNER/INVESTOR OFFICE BUILDING/STRATEGIC LOCATION

2725 Cantrell Road, Little Rock, AR 72202



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$1,350,000 |
| AVAILABLE SF: | |
| LOT SIZE: | 1.72 Acres |
| BUILDING SIZE: | 13,160 SF |
| PRICE / SF: | \$102.58 |

PROPERTY OVERVIEW

Iconic and well-known office building along the Cantrell Road/ Hwy 10 thoroughfare. Located on a major route from West Little Rock to Downtown, this property has a 21,000 VPD traffic count. Building has 12 tenant spaces. Well maintained, clean, and inviting and perfect for a wide variety of professional office uses.

PROPERTY HIGHLIGHTS

- High-traffic, high visibility, 21,000 VPD
- Currently configured for 12 tenant spaces
- Two curb cuts onto Cantrell Road
- Extra land for potential expansion
- Near Office Depot, Whole Hog BBQ, Tuesday Morning, Riverdale 10 Cinema, Sonic, Starbucks, temporary home of Arkansas Arts Center, several local award-winning restaurants, and several professional office parks/complexes.

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

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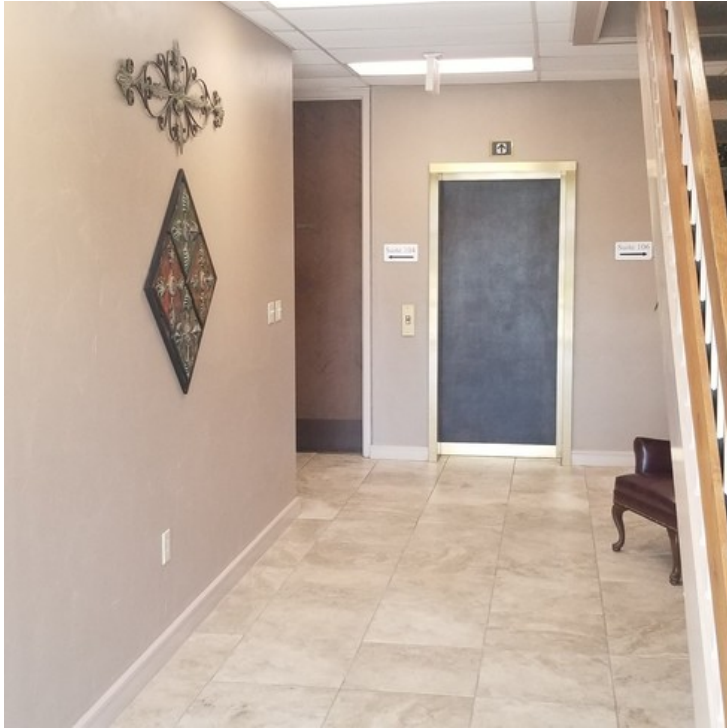
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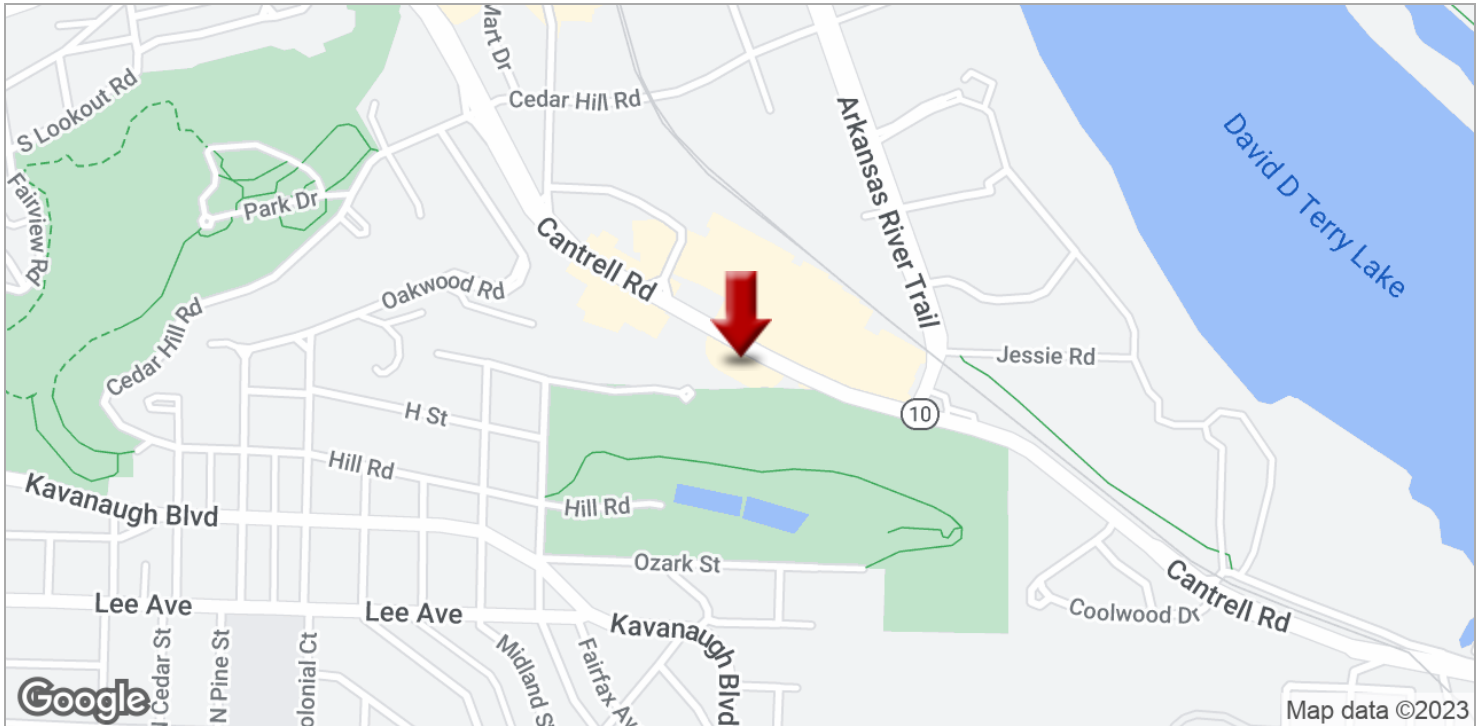
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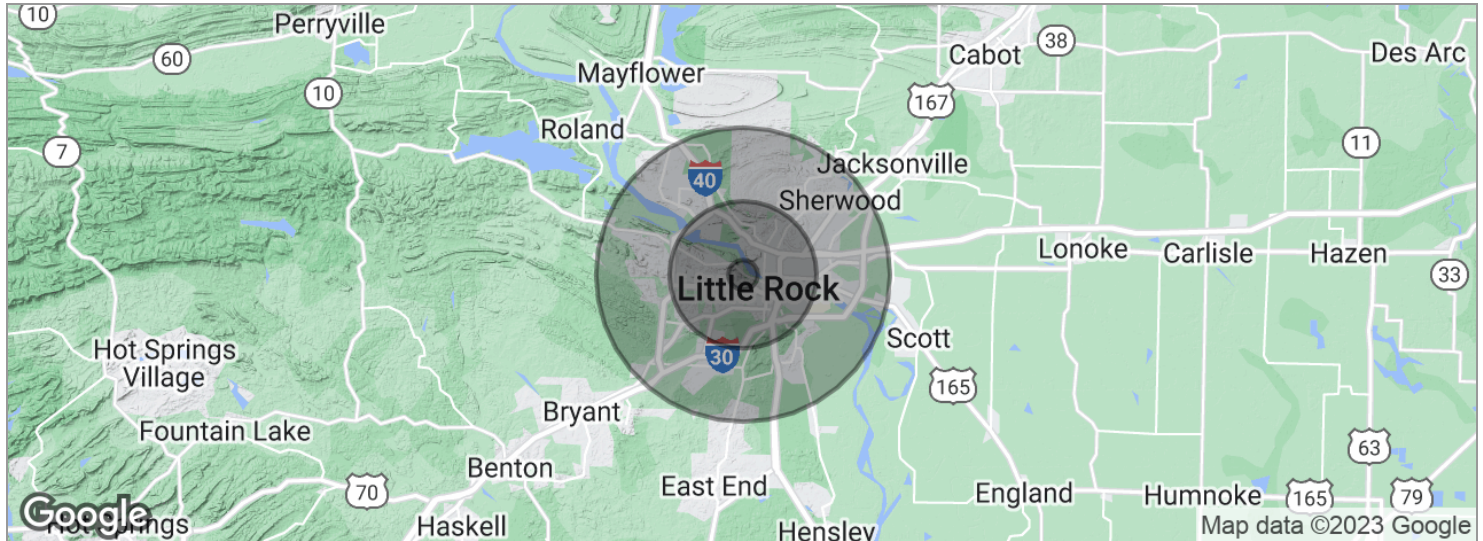
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 7,942 | 142,107 | 330,944 |
| Median age | 34.4 | 36.3 | 36.0 |
| Median age (male) | 35.9 | 34.0 | 34.3 |
| Median age (Female) | 34.2 | 38.5 | 37.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,877 | 63,037 | 139,230 |
| # of persons per HH | 2.0 | 2.3 | 2.4 |
| Average HH income | \$75,415 | \$56,167 | \$62,301 |
| Average house value | \$274,864 | \$155,234 | \$185,730 |

* Demographic data derived from 2020 ACS - US Census

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