



CANTRELL RD. & RANCH BLVD.

Little Rock | Arkansas

Retail Space for Lease | Modern Class-A Construction

Strategic Location | Hard Corner

Exclusively Listed By:



Newmark

Moses Tucker Partners

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LOCATION



LOCATION

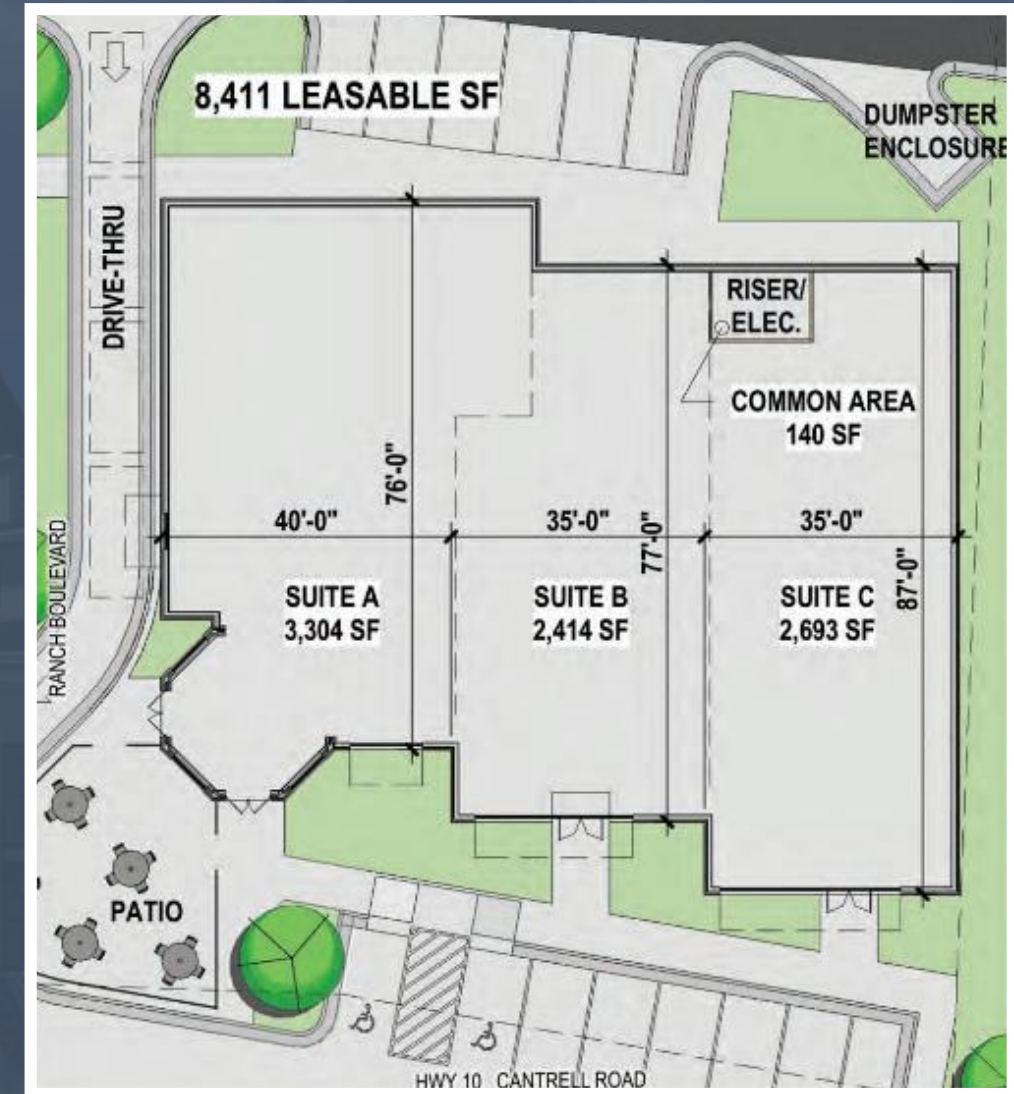




BUILDING #1 (Lot B-7)

| | |
|----------------|-------------------------------|
| LOCATION: | NE Corner of Ranch & Cantrell |
| SQUARE FEET: | +/- 8,400 SF |
| LEASE RATE: | Call Agent |
| LEASE TYPE: | NNN |
| ESTIMATED CAM: | \$4.50 to \$5.00/SF |
| PARKING RATIO: | 6.57 / 1,000 SF |

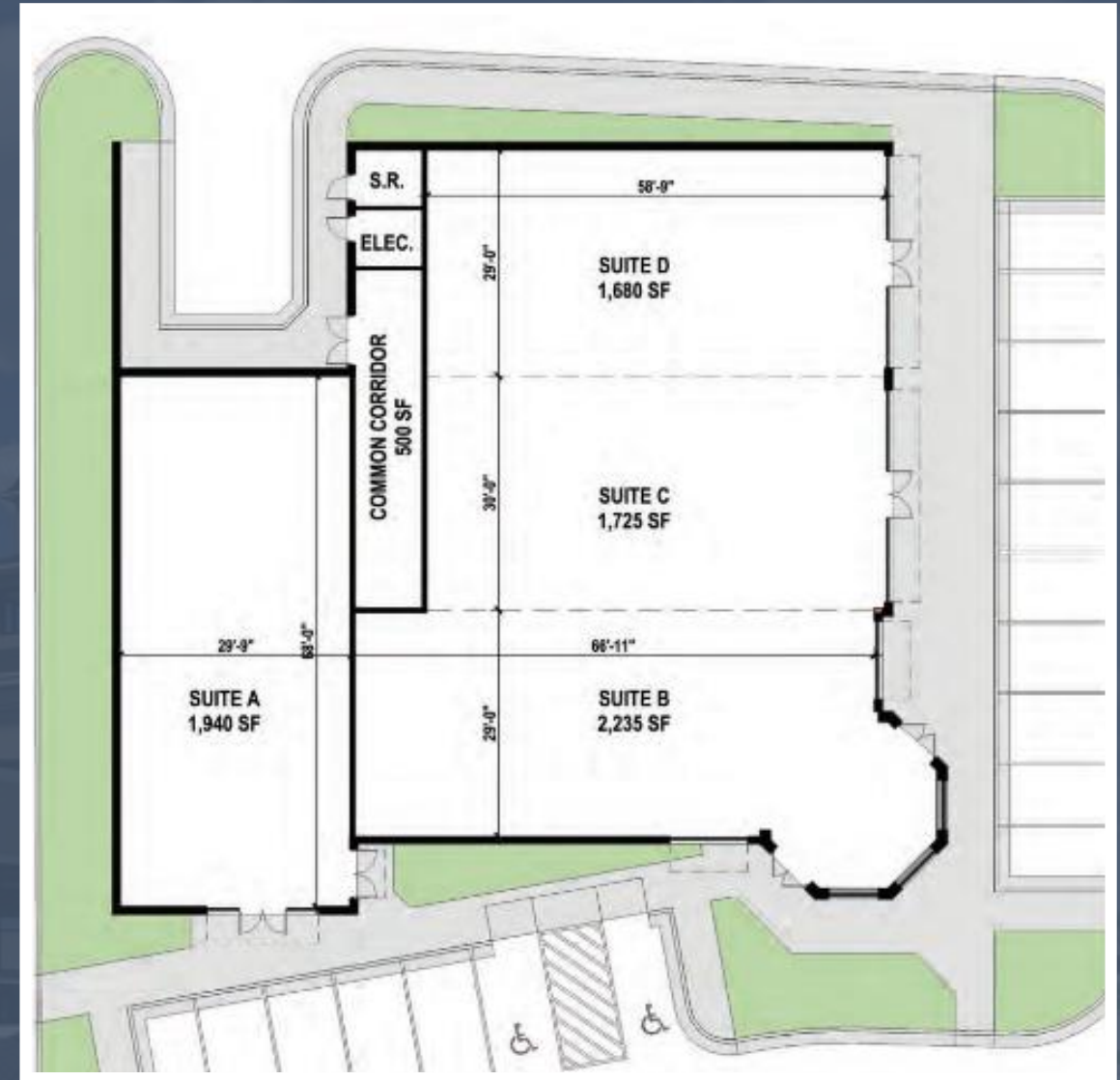
- Hard corner location
- Strong traffic counts (30,000 + VPD)
- Accessible from Cantrell Rd. & Ranch Blvd.
- Signage opportunity
- Flexible floor plan
- Tenant improvement allowance available
- Surrounded by national/regional retailers, large employers, and strong rooftop support



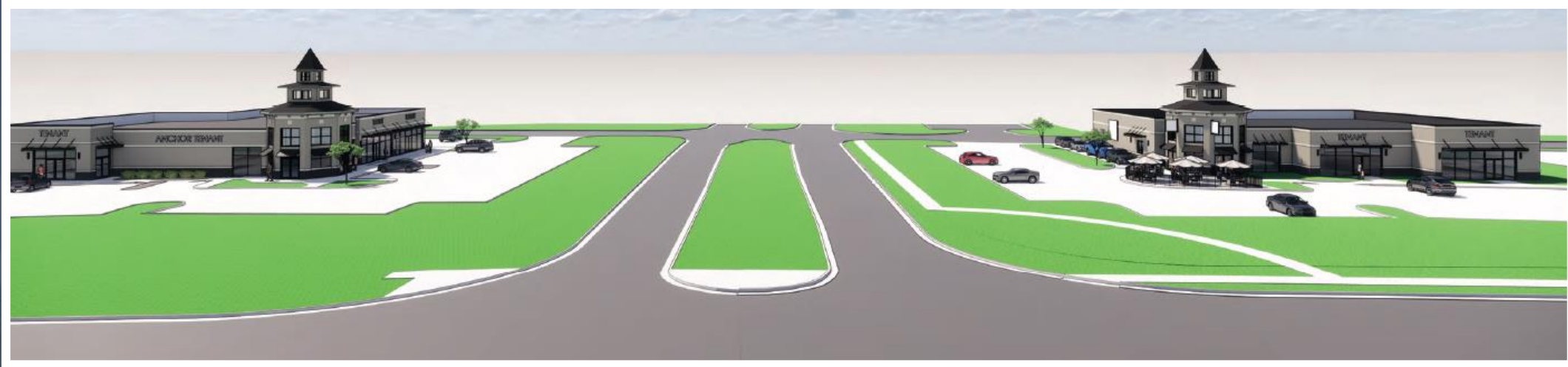
BUILDING #2 (Lot D-3)

| | |
|----------------|-------------------------------|
| LOCATION: | NW Corner of Ranch & Cantrell |
| SQUARE FEET: | +/- 7,600 SF |
| LEASE RATE: | Call Agent |
| LEASE TYPE: | NNN |
| ESTIMATED CAM: | \$4.50 to \$5.00/SF |
| PARKING RATIO: | 7.78 / 1,000 SF |

- Hard corner location
- 3-lane drive through option
- Strong traffic counts (30,000 + VPD)
- Accessible from Cantrell Rd. & Ranch Blvd.
- Signage opportunity
- Flexible floor plan
- Tenant improvement allowance available
- Surrounded by national/regional retailers, large employers, and strong rooftop support

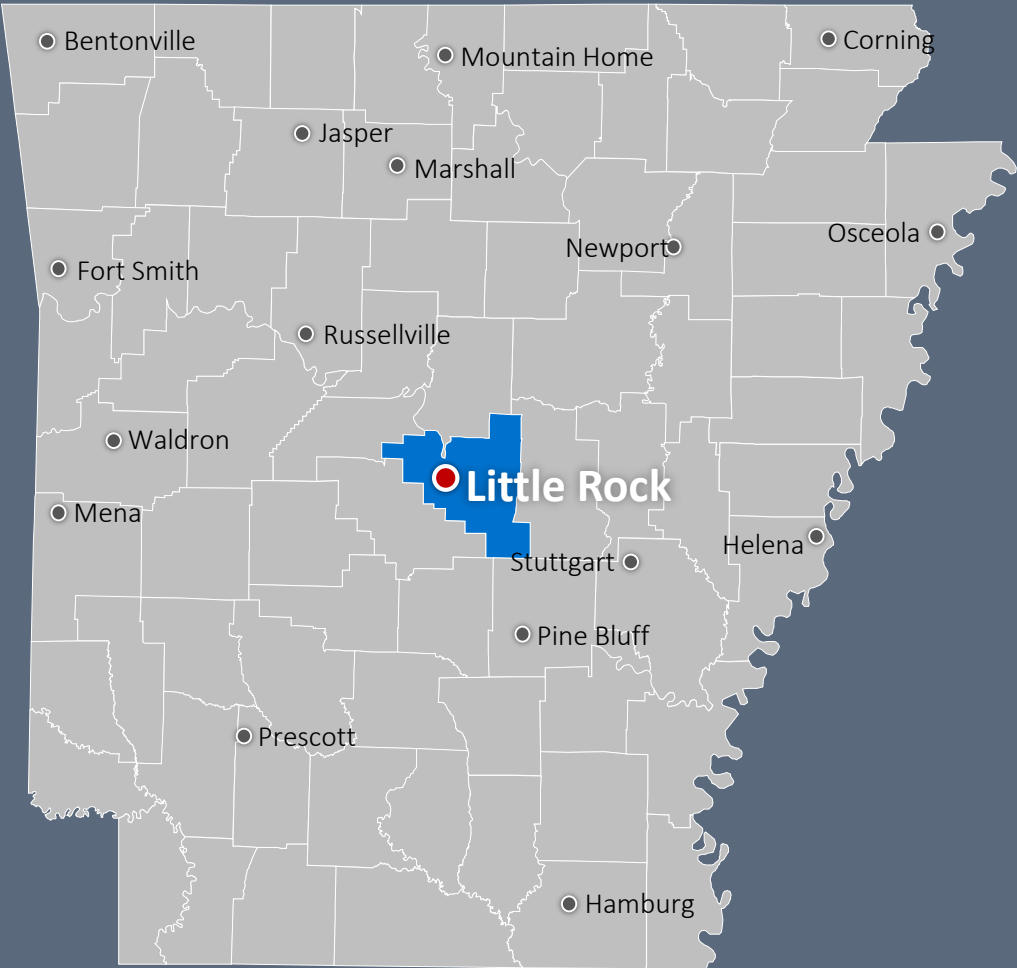


RENDERINGS



DEMOGRAPHICS

Little Rock is the capital and most-populous city in Arkansas. The city is also the county seat of Pulaski County. Little Rock has a Census population of over 197,000 and is considered where “America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstate, I-40, also runs through Little Rock. The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



187,112

2019 Population

160,878

2019 Daytime
Population

10,595

2019 Total
Businesses

37.5

Median Age
US Median – 38.2

85,917

2018 Households

2.3

Avg Household Size

\$91,021

Average HH Income
US Median - \$56,124



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Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Rendering

