

Commercial Office Park I & II

4610-4704 West Commercial Drive
North Little Rock, AR

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Property features

Office Space for Lease

- Lot size: 1.22 acres
- Building size: 10,187 SF
- **Reduced lease rate: \$15.50/SF, NNN**
- Estimated NNN: \$1.16/SF
- LED: October 2032
- Ample parking available
- Commercial Office Park signage available with West Commercial Drive frontage
- Turn key therapy or daycare facility
- Eight ADA compliant restrooms
- Located near popular retail corridor
- Easy access to Interstate 57
- Traffic count: approximately 1,200 vehicles per day on West Commercial Drive and 18,000 vehicles per day along Warden Road



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
8,175	77,757	138,208



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,796	36,021	61,970



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$78,820	\$108,519	\$114,040

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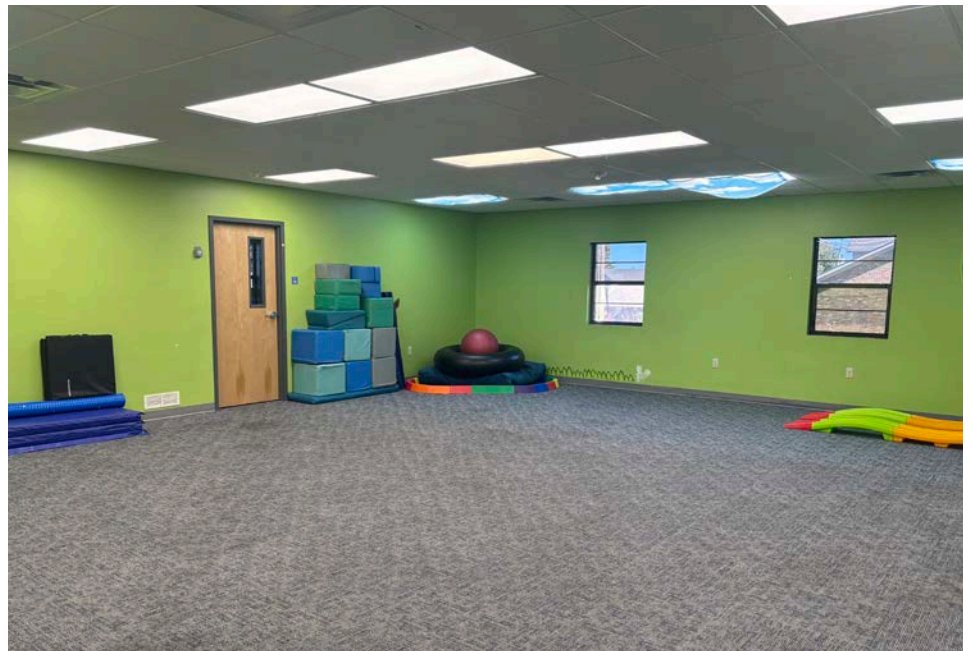
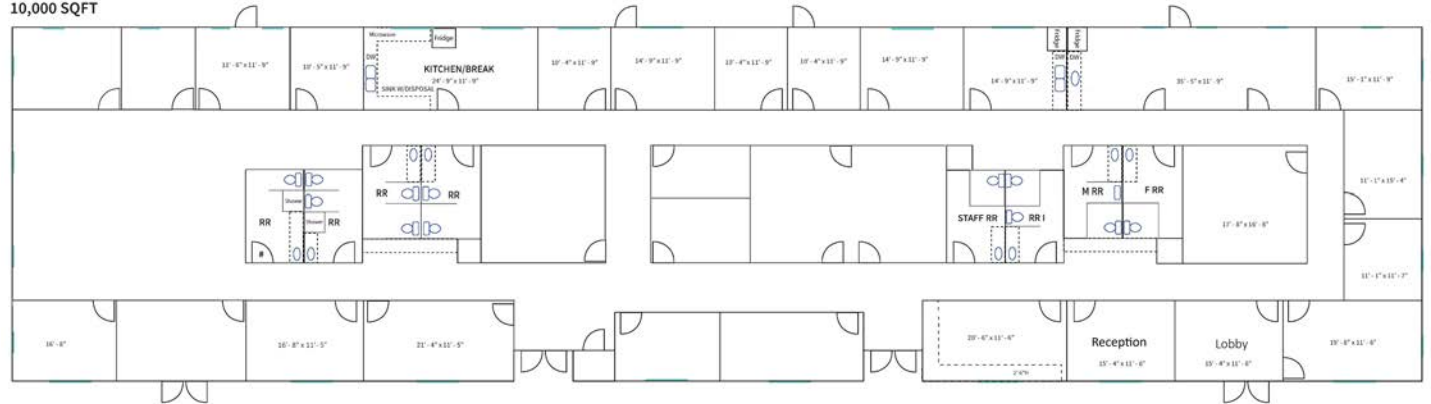
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10,000 SQFT



Property map





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4610-4704 WEST COMMERCIAL DRIVE
NORTH LITTLE ROCK, AR

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