

# BOUTIQUE SALON OPPORTUNITY IN THE HEART OF WEST LITTLE ROCK

P4  
Realty Group

Salon | Spa | Medical Aesthetics Space  
± 840 SF Available | Front Door Parking



NNN LEASE - \$19/sf/yr + \$3/sf/yr CAM Estimate

Second Generation Salon Space  
Ideal for Salon, Spa, or Medical  
Aesthetics Users.

Attractive Salon Build-Out  
with Modern Finishes.

Reception Area with Client  
Waiting Space.

Layout Suitable for Multiple  
Styling or Treatment Stations.



Private Treatment Room Potential.

Building Signage Available.

Front Door Client Parking.

Rear Access to All Suites  
for Staff Convenience.

Excellent Corner Lot Visibility.

Proximity to Popular Retail & Dining  
at Market Place Shopping Center.

Easy Access to I-630 & I-430.

GEORGE PETROV,  
PRINCIPAL BROKER



[www.p4realtygroup.com](http://www.p4realtygroup.com)



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# 1431 MERRILL DRIVE

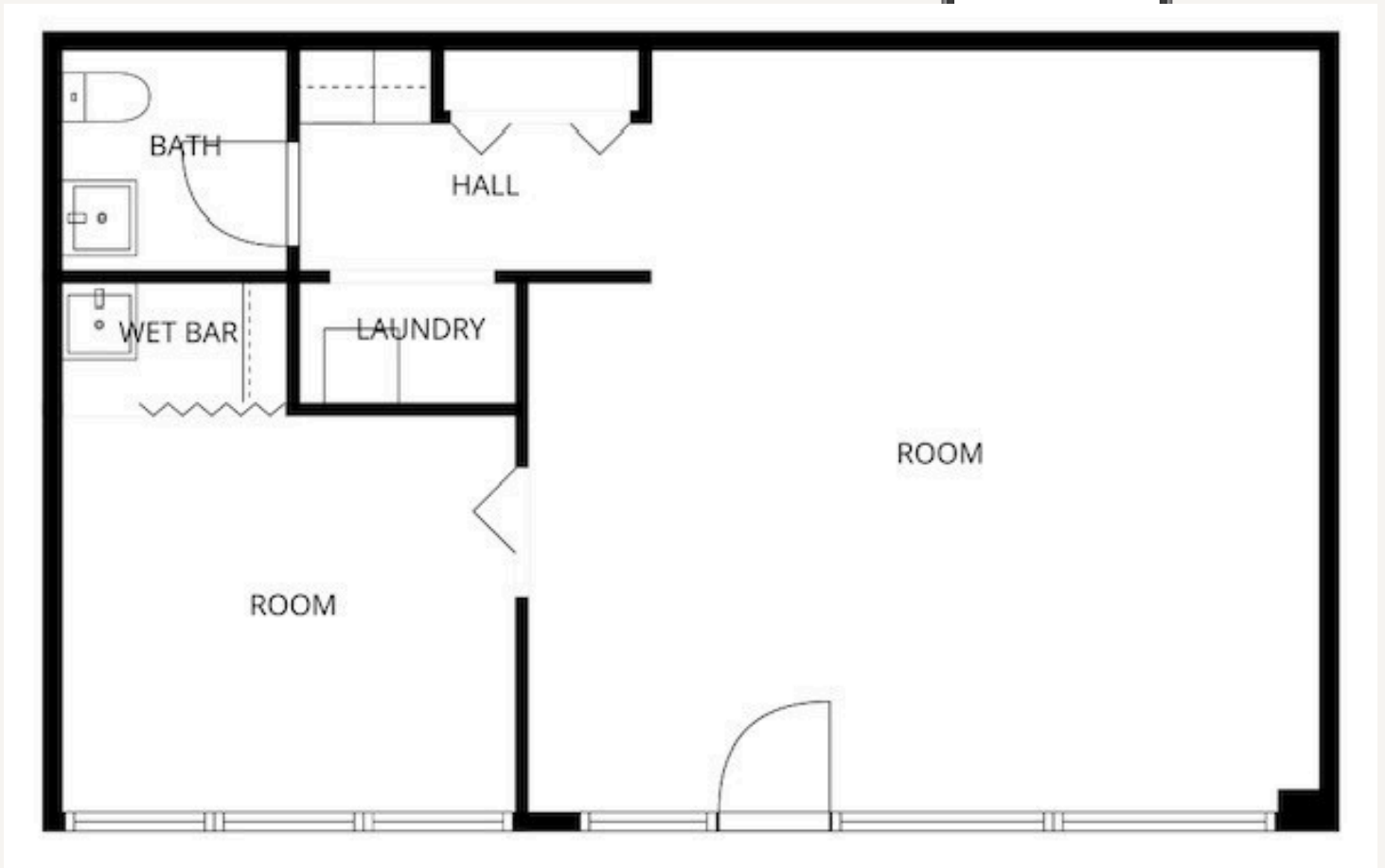
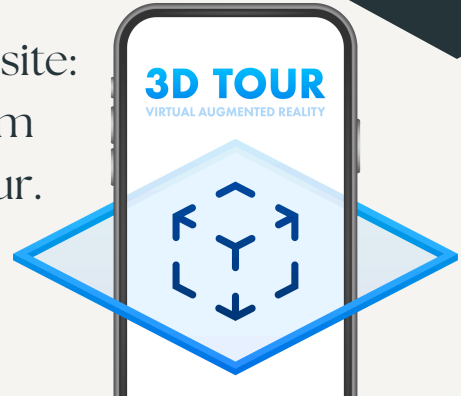
LITTLE ROCK, AR 72211

SUITE G - 840 SF +/-

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*Floor Plan*

Please visit our website:  
[P4realtygroup.com](http://P4realtygroup.com)  
for a 3D virtual tour.



Presented by:

George Petrov,  
Principal Broker

501/224-9600 

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## Location Details

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Presented By:

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*Area Map*

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