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# MEDICAL OFFICE SPACE FOR LEASE

## 10915 N Rodney Parham Road, Little Rock, AR



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Address</b>	10915 N Rodney Parham Road
<b>City/State</b>	Little Rock, AR 72212
<b>Lease Rate</b>	Call Agent
<b>Lease Type</b>	NNN
<b>Available SF</b>	<ul style="list-style-type: none"> <li>○ 3,178 SF</li> <li>○ 6,986 SF</li> <li>○ 34,571 SF</li> </ul>
<b>Lot Size</b>	±15.76 Acres
<b>Building Size</b>	±130,000 SF



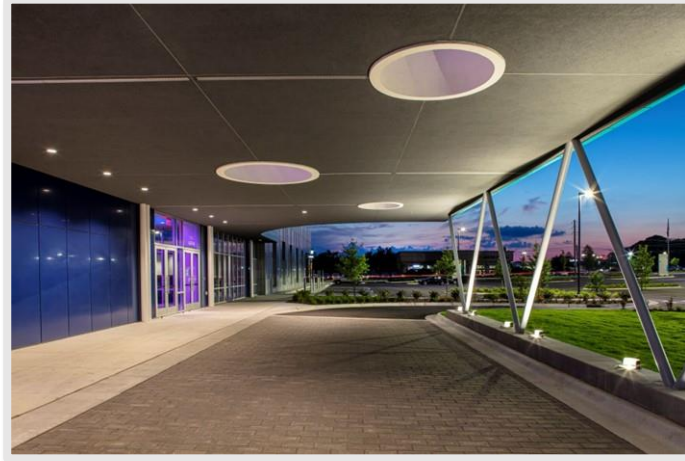
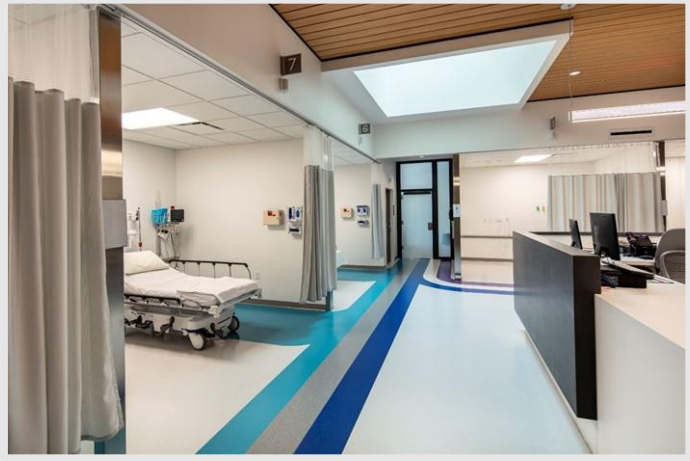
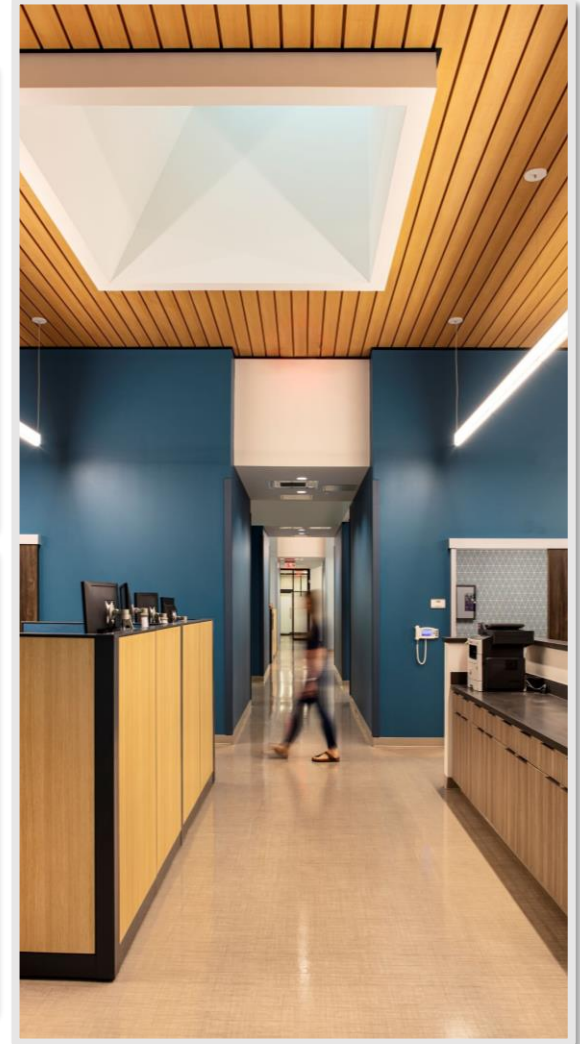
### PROPERTY HIGHLIGHTS

**Premier Medical Plaza is an adaptive reuse development in West Little Rock located less than one mile from Interstate 430 (96,000 VPD)**

- Premier Medical Plaza sees 3,500+ visitors per day and is home to nationally recognized tenants such as UAMS, Premier Gastroenterology, Olive Garden, and Take 5 Oil Change
- Premium frontage and accessibility along N Rodney Parham Rd (38,000 VPD) and N Shackleford Rd (6,300 VPD)
- Prominent signage opportunities are available
- New parking lot with 500+ spaces and extensive landscaping
- The surrounding area is experiencing rapid growth, such as the multimillion-dollar redevelopment of Breckenridge Village
- Situated next to the Market Place Shopping Center, which is home to local restaurant favorites including Petit & Keet, Sauced, and Community Bakery (coming soon)









Downtown Little Rock



Central Arkansas  
Christian Schools

FIRST  
HORIZON

1 First National Bank

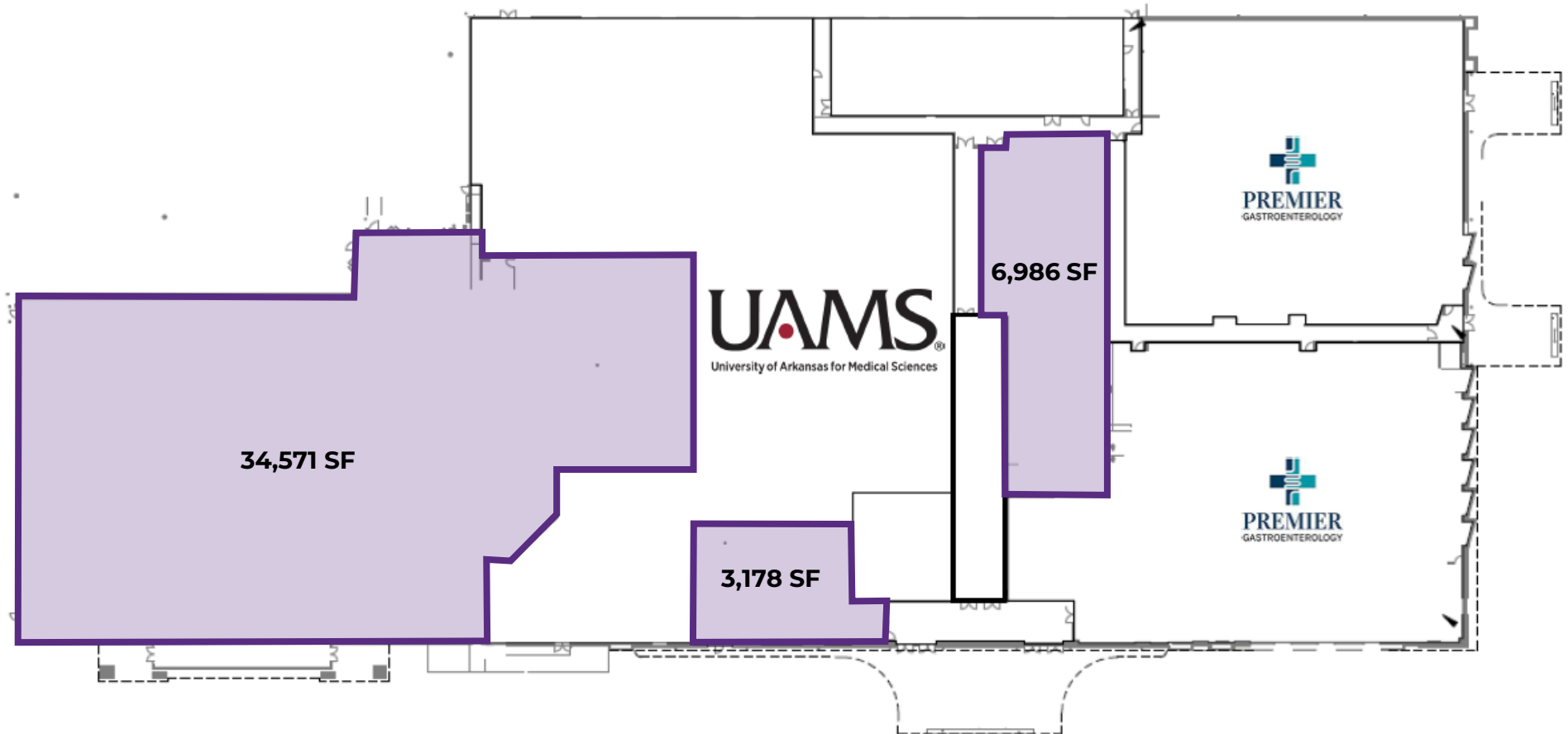
N Rodney Parham Rd  
38,000 VPD

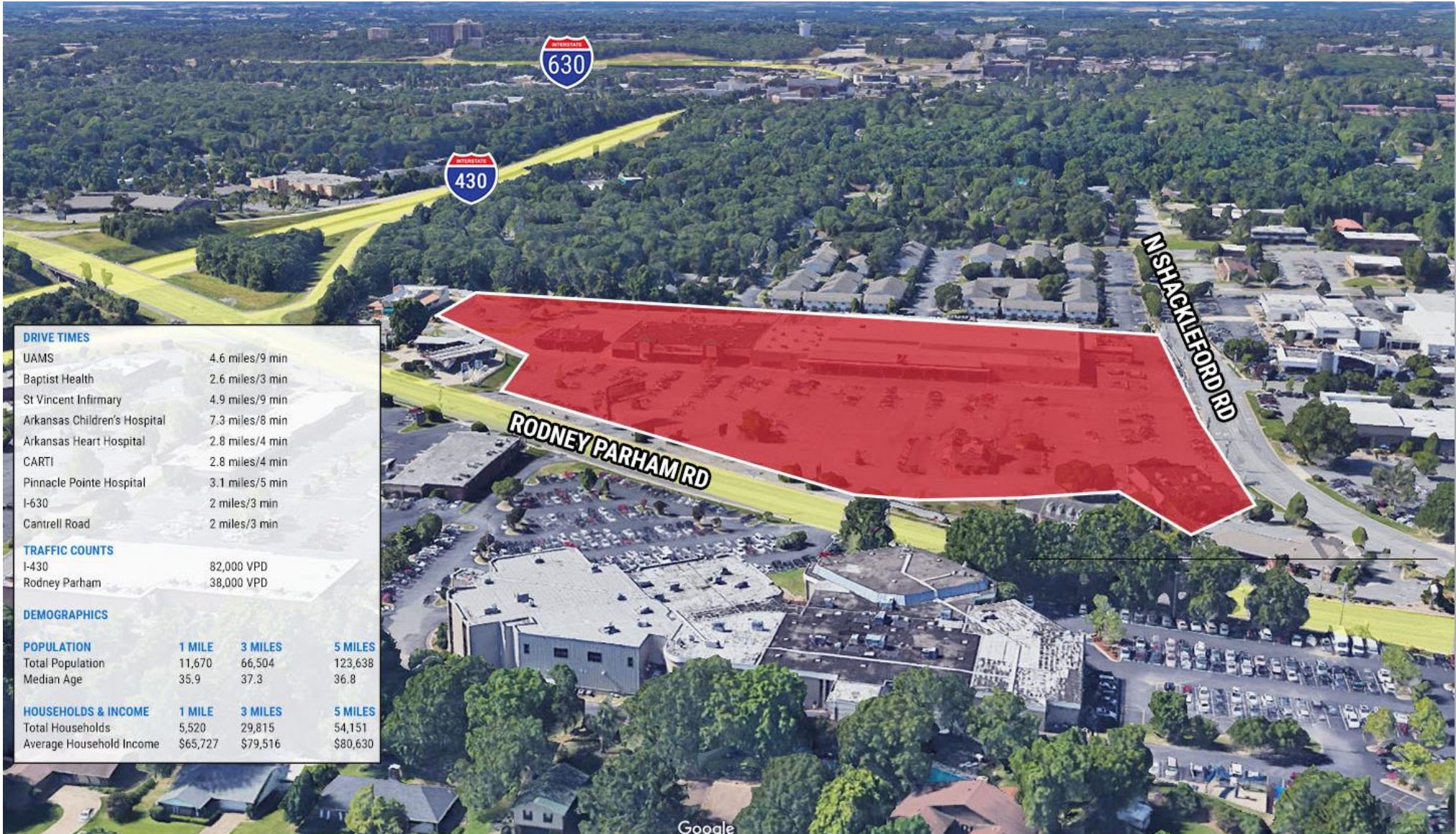
N Shackleford Rd  
6,300 VPD

DUNKIN'  
Multimillion Dollar  
Breckenridge Village  
Redevelopment

FILM ALLEY







#### DRIVE TIMES

UAMS	4.6 miles/9 min
Baptist Health	2.6 miles/3 min
St Vincent Infirmary	4.9 miles/9 min
Arkansas Children's Hospital	7.3 miles/8 min
Arkansas Heart Hospital	2.8 miles/4 min
CARTI	2.8 miles/4 min
Pinnacle Pointe Hospital	3.1 miles/5 min
I-630	2 miles/3 min
Cantrell Road	2 miles/3 min

#### TRAFFIC COUNTS

I-430	82,000 VPD
Rodney Parham	38,000 VPD

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	11,670	66,504	123,638
Median Age	35.9	37.3	36.8
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	5,520	29,815	54,151
Average Household Income	\$65,727	\$79,516	\$80,630

Google

# Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	52,509	126,151	306,013
Households	24,974	57,171	133,553
Average Age	40.6	39.9	39.7
Average Household Income	\$67,052	\$71,064	\$76,278
Businesses	4,445	6,952	13,126

*\*Demographic details based on property location*

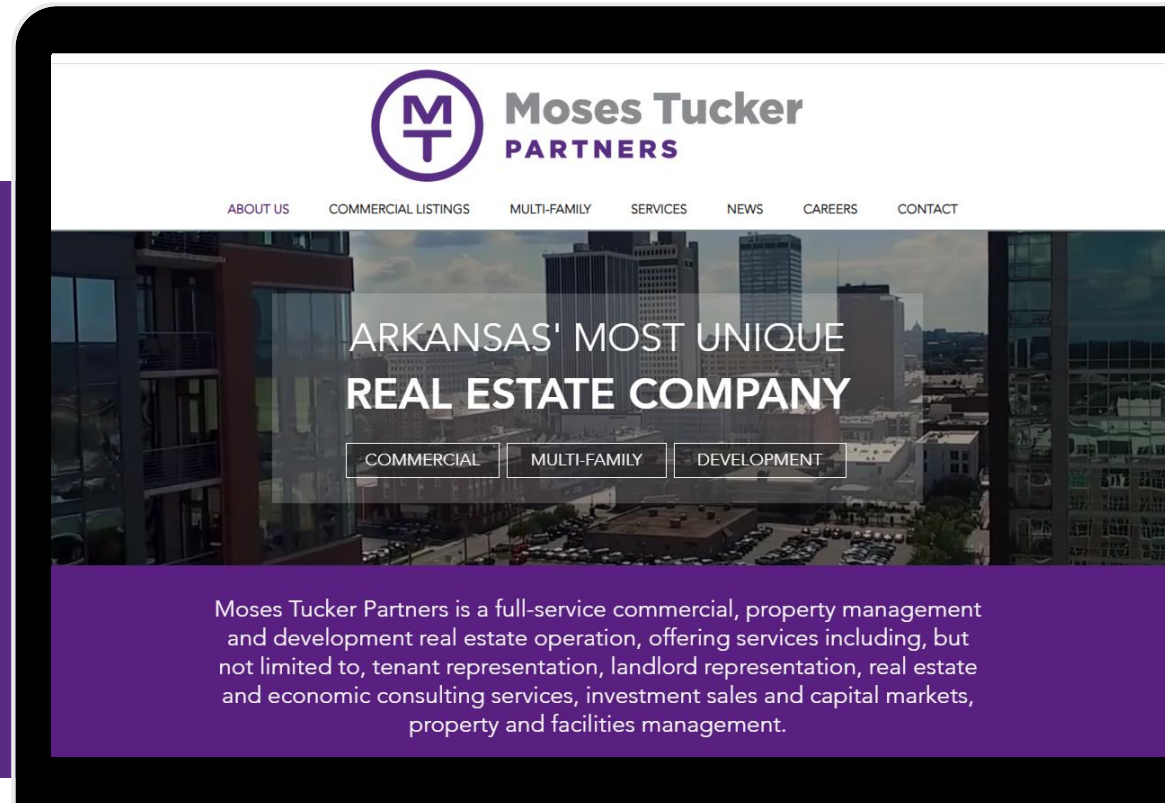
# CONNECT

 (501) 376-6555

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