



FOR SUBLEASE

2601 Kavanaugh Blvd

Little Rock | AR

First Floor Restaurant Space in Hillcrest

Features

- Suite size: +/- 6,406 SF
- Includes suites 1, 2, and 4
- **Sublease rate: \$18.50/SF, NNN**
- Full commercial kitchen
- Highly-visible location on Kavanaugh Boulevard
- Traffic count: approximately 3,600 vehicles per day per day along Kavanaugh Boulevard
- Walkable distance from local restaurants, retailers, and parks
- Zoned: PCD

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SUBLEASE RATE:

\$18.50/SF
NNN

CONTACT US

Greg Joslin, CCIM, SIOR

+1 501 978 6581

greg.joslin@ar.colliers.com

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
colliers.com/arkansas

NEIGHBORHOOD MAP



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2026 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	10,427	67,775	144,639
Estimated Households	5,218	31,346	66,439
Estimated Avg. Household Income	\$180,349	\$105,130	\$90,634

SUITES 1 & 2



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SUITE 4 | UPSTAIRS



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FLOOR PLANS

