

# MARKET PLACE SHOPPING CENTER

P4  
Realty Group

*For Lease*

11121 N. RODNEY PARHAM RD.  
LITTLE ROCK, AR 72212

## SUITE 5A

6,000 SF +/-

\*May be subdivided  
2,000/4,000

## NNN LEASE

Base Rent \$21.00/sf/yr + Est. CAM \$6.00/sf/yr

## PROPERTY HIGHLIGHTS

- Premier Pleasant Valley location with strong neighborhood visibility along Rodney Parham Rd.
- Building renovated in 2015.
- Well maintained, successful retail destination.
- High traffic count with 37,000 vehicles per day on Rodney Parham Rd.
- LED, pylon, and tenant facade signage, plus a Watchfire digital sign on Rodney Parham Rd.
- Strong tenant mix and anchor businesses including **Starbucks, Homer's Kitchen Table, Sauce(d) Bar & Oven, & Community Bakery.**
- Easy access to Chenal Parkway, I-630 & I-430.

GEORGE PETROV,  
PRINCIPAL BROKER



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



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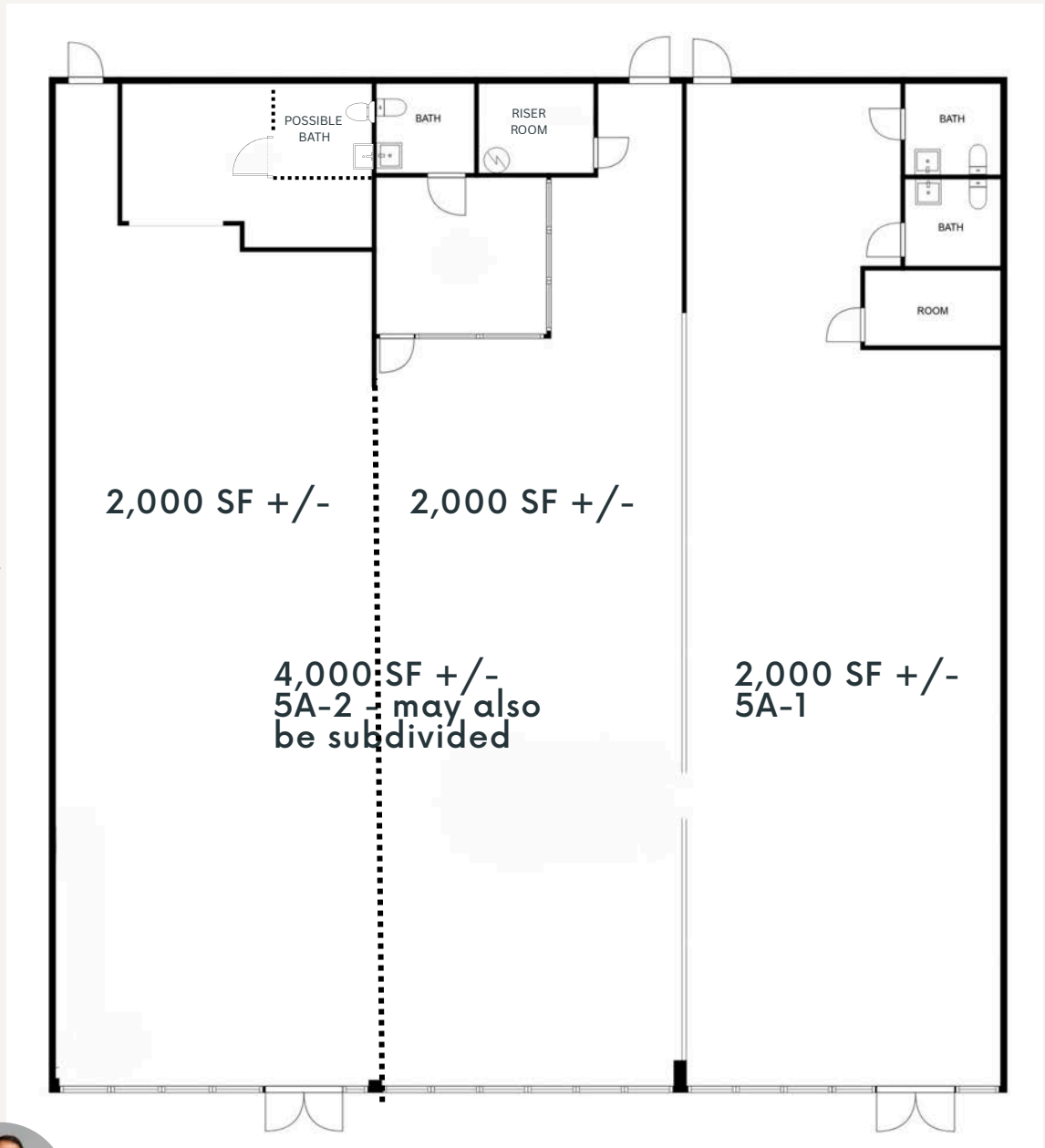
**SUITE 5A - 6,000 SF +/-**  
\* DIVISIBLE

## Floor Plan

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



- Divisible 6,000 SF +/- space for retail, office, or medical use.
- Premier Pleasant Valley location with strong neighborhood visibility along Rodney Parham Rd in the thriving Market Place Shopping Center.



### PRESENTED BY:

George Petrov,  
Principal Broker

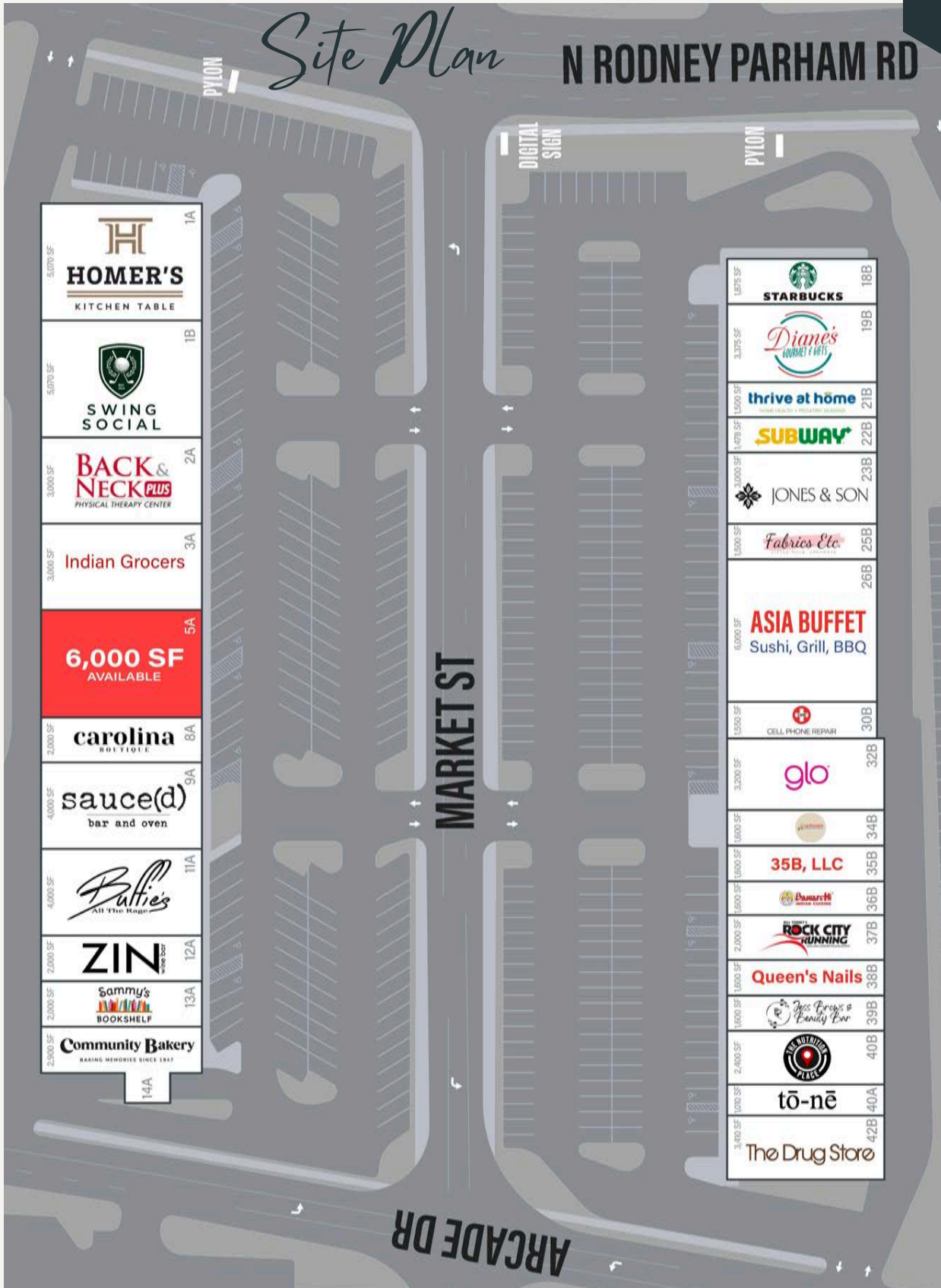
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5A-1  
2,000 SF +/-

*Space Photos*



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5A-2  
4,000 SF +/-  
\*Disvisible



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## Location Details



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*Area Maps*

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