



PROPERTY DESCRIPTION

Located along Kanis Road, this property offers excellent accessibility just minutes from I-430 and I-630 in West Little Rock. Positioned in a growing commercial area, 18807 Kanis Road is ideal for construction, roofing, plumbing, or other trade-related businesses seeking convenient access to major thoroughfares.

PROPERTY HIGHLIGHTS

- 4,200 SF of rare warehouse/office flex space with additional 1,056 SF greenhouse included
- Spacious laydown yard behind the building with ample on-site parking
- Fully fenced property with electric gate access
- Traffic Counts: Kanis Road (10,000 AADT) and Chenal Pkwy (37,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	775	11,689	30,154
Total Population	1,953	28,105	69,175
Average HH Income	\$226,775	\$164,002	\$134,926

JACOB SPEARS

501.940.7204
jspears@jonesaur.com

KEVIN MCCOLLUM

501.912.7620
kmccollum@jonesaur.com

18807 KANIS RD

LITTLE ROCK, AR 72211



SUITE	TENANT NAME	SPACE SIZE
Suite 18807	Available	4,200 SF

18807 KANIS RD
LITTLE ROCK, AR 72211



JACOB SPEARS

501.940.7204

jspears@jonesaur.com

KEVIN MCCOLLUM

501.912.7620

kmccollum@jonesaur.com