

OFFICE SPACE FOR LEASE IN RIVERDALE

2725 Cantrell Rd | Little Rock, AR 72202



DREW LANING

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Suite 106: ±475 SF

Suite 107: ±475 SF

Suite 202: ±140 SF

PRICE

Suite 106: \$775/mo

Suite 107: \$775/mo

Suite 202: \$275/mo

COMMENTS

- Professional office building located in the Riverdale neighborhood close to downtown Little Rock
- Highly visible, convenient office location on a busy thoroughfare
- Modified rent rate covers all utilities, except janitorial services
- Free ample parking
- Zoned C-3

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	7,582	69,068	140,100	323,087
AVERAGE HH INCOME	\$125,431	\$92,263	\$87,458	\$97,507
TOTAL HH	4,362	33,106	64,371	142,447

TRAFFIC COUNT

Cantrell Rd: 21,550 VPD

Riverfront Dr: 7,400 VPD



LOBBY



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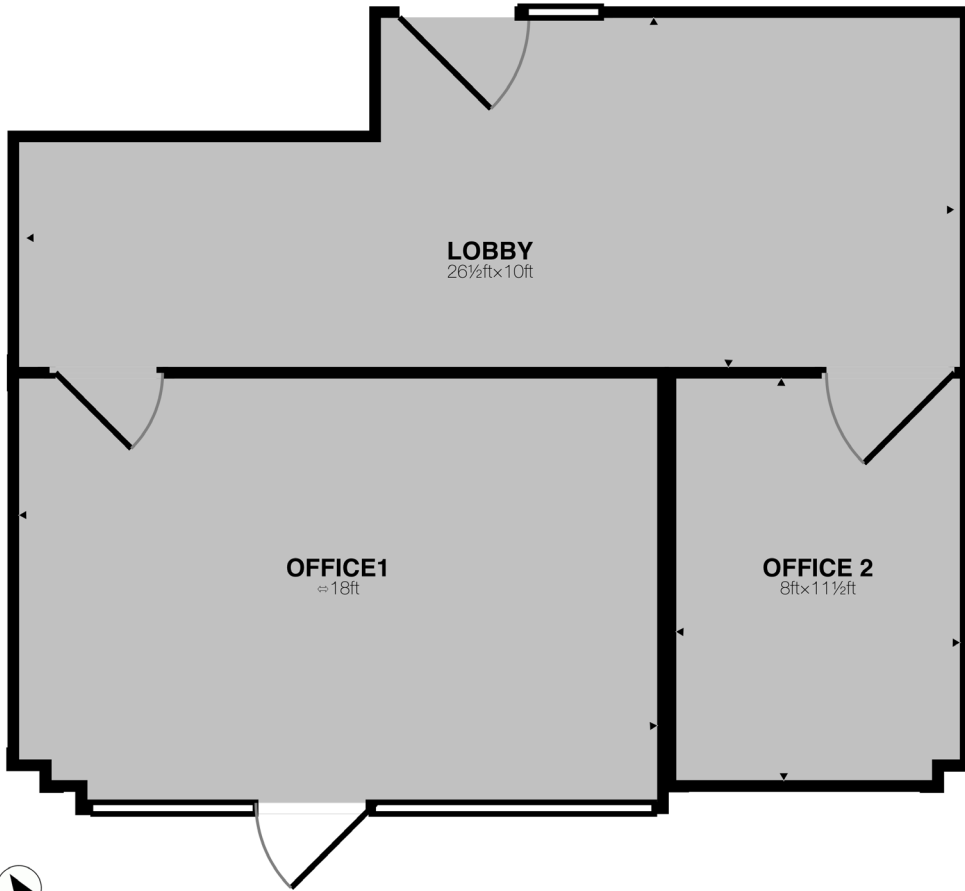


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2725 Cantrell Rd | Little Rock, AR 72202

SUITE 106



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



DREW LANING
AGENT



ALEX GRAHAM
PROPERTY MANAGER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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RETAIL ADVISORS



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