

Shackleford Business Center

3200 S. Shackleford Road, Little Rock, AR

INVESTMENT OPPORTUNITY



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Property **overview**

Shackleford Business Center, located at 3200 S. Shackleford Road in Little Rock, Arkansas, is now being offered for sale. The property is located in west Little Rock and offers easy access to I-430. Each suite is equipped with a dock-high door providing convenient loading access. This site is a multi-tenant asset with high historical occupancy, consistently maintaining above 75%.

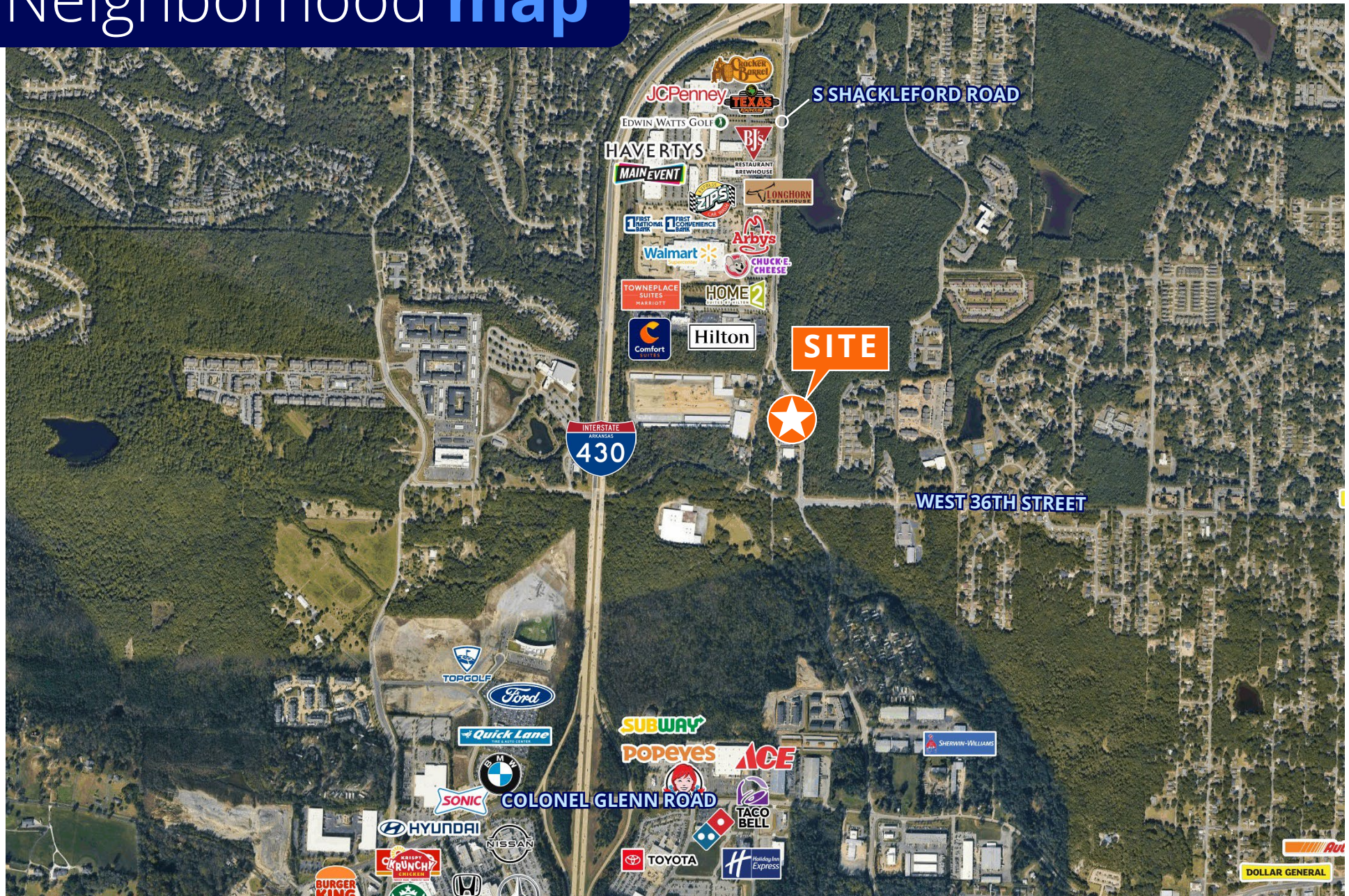
Shackleford Business Center has also undergone recent property updates. A new roof was installed in December 2025 and new security cameras also went up in 2025. Other recent upgrades include new stucco, gutters, and seal coating and striping of the parking lot.

BUILDING SPECIFICATIONS

Sale price	\$4,800,000
Cap rate	7.34%
Stabilized cap rate	8.5%
Building size	48,000 SF
Lot size	3.59 acres
Lease type	NNN
Occupancy	87.5%
Property type	Office, Flex



Neighborhood **map**



Property photos





CONTACT US

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