

ELEVEN TWO ELEVEN CANTRELL

11211 CANTRELL RD



PROPERTY DESCRIPTION

Class A Mixed-Use Retail and Office Building located on Cantrell Road in the Heart of West Little Rock

PROPERTY HIGHLIGHTS

- 12,042 SF building on 1.42 acres built in 2014
- In-place leases with financially strong tenants including Austin Family Dentistry, Tide Cleaners, and Sushi Cafe West
- Direct access to I-430 with high visibility on Cantrell Rd and additional exposure from N Rodney Parham Rd
- Surrounding retailers include: Belk, AT&T, Fresh Market, Starbucks, Chick-fil-a, Chipotle, Crumbl Cookie, Bonefish Grill, Newk's, Bar Louie, and more
- Traffic Counts: Cantrell Rd (44,000 AADT) and I-430 (99,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,618	24,697	57,356
Total Population	5,492	51,542	119,258
Average HH Income	\$91,433	\$91,861	\$92,168

JACOB SPEARS

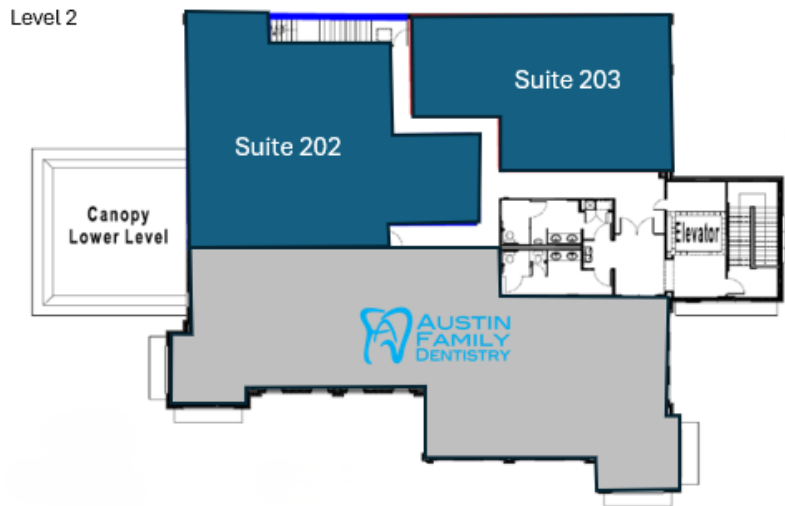
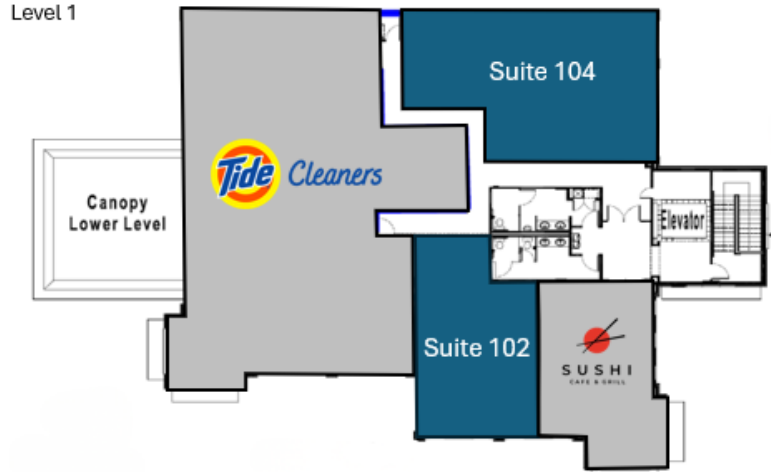
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KEVIN MCCOLLUM

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SUITE	TENANT NAME	SPACE SIZE
11211	Available	12,042 SF

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