

NEW CONSTRUCTION RETAIL SPACE FOR LEASE

19610 Cantrell Rd | Little Rock, AR 72204



BRANDON SHEARD

AGENT

📞 501.375.3200 | 📠 501.244.7502

bsheard@kelleycp.com

JIM DAILEY

VP OF GOVERNMENT RELATIONS

📞 501.375.3200 | 📠 501.244.7569

jdailey@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

NEW CONSTRUCTION RETAIL SPACE FOR LEASE

19610 Cantrell Rd | Little Rock, AR 72204

AVAILABLE

±2,000 SF 1st Generation Retail Space (Shell Condition)

PRICE

\$23.50/SF NNN

COMMENTS

- New construction retail building in shell condition
- Located at the intersection of Hwy 10/Cantrell Rd & Chenal Pkwy
- Dedicated drive-thru window with awning
- Abundant parking
- Building signage opportunity
- Large storefront windows
- Ideal location for a QSR, bank, cell provider, pharmacy/medical dispensary, or any small retailer

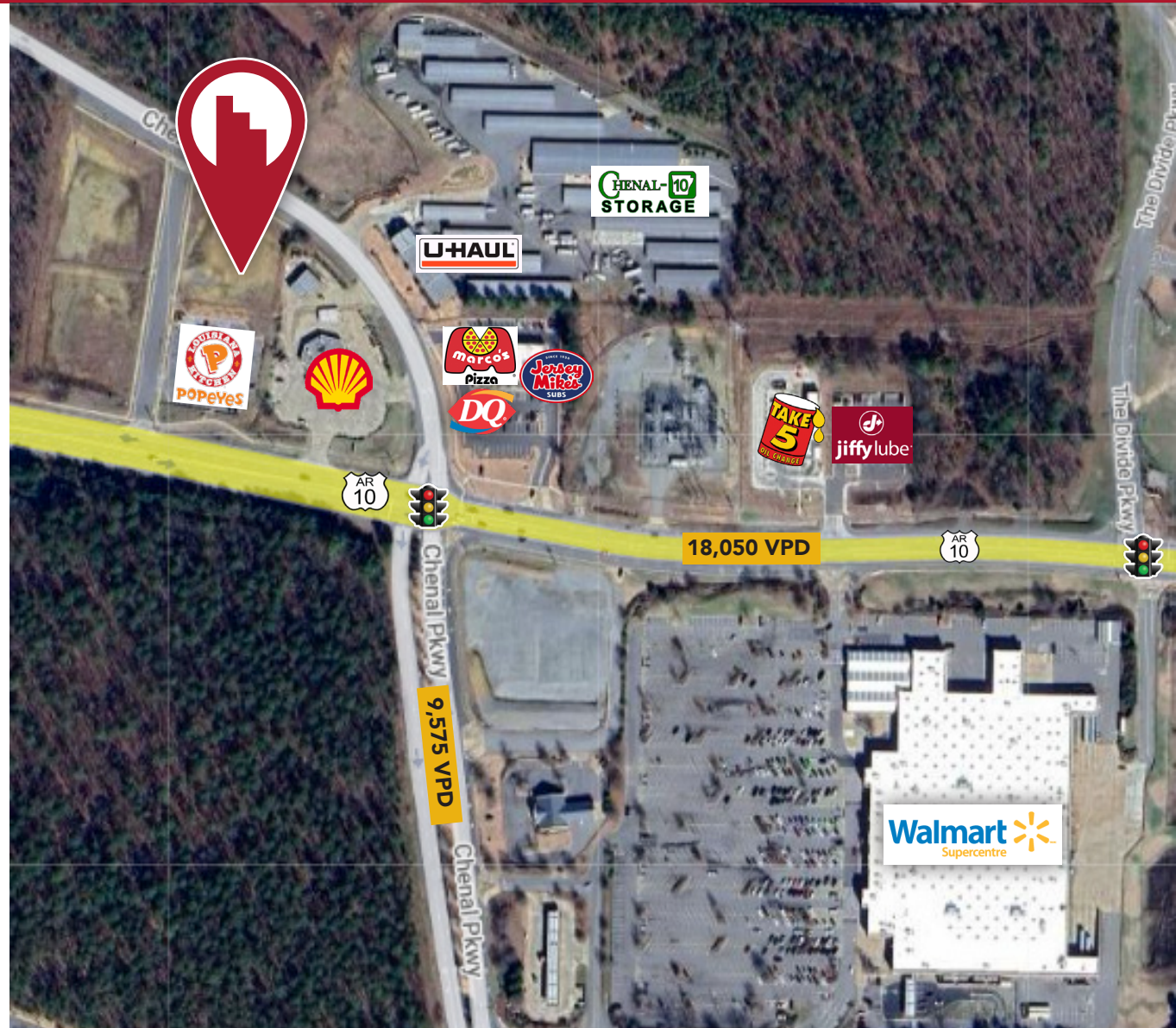
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,065	14,417	39,338	160,989
AVERAGE HH INCOME	\$157,573	\$209,648	\$183,774	\$126,004
TOTAL HH	1,269	5,904	16,288	71,854

TRAFFIC COUNTS

Cantrell Rd/Hwy 10: 18,050 VPD

Chenal Parkway: 9,575 VPD



BRANDON SHEARD

AGENT

📞 501.375.3200 | 📠 501.244.7502

bsheard@kelleycp.com

JIM DAILEY

VP OF GOVERNMENT RELATIONS

📞 501.375.3200 | 📠 501.244.7569

jdailey@kelleycp.com



KELLEY COMMERCIAL
PARTNERS

NEW CONSTRUCTION RETAIL SPACE FOR LEASE

19610 Cantrell Rd | Little Rock, AR 72204



WRAP-AROUND DRIVE-THRU WINDOW



FIRST-GENERATION READY FOR YOUR CUSTOM BUILDOUT

BRANDON SHEARD

AGENT

☎ 501.375.3200 | 📠 501.244.7502

bsheard@kelleycp.com

JIM DAILEY

VP OF GOVERNMENT RELATIONS

☎ 501.375.3200 | 📠 501.244.7569

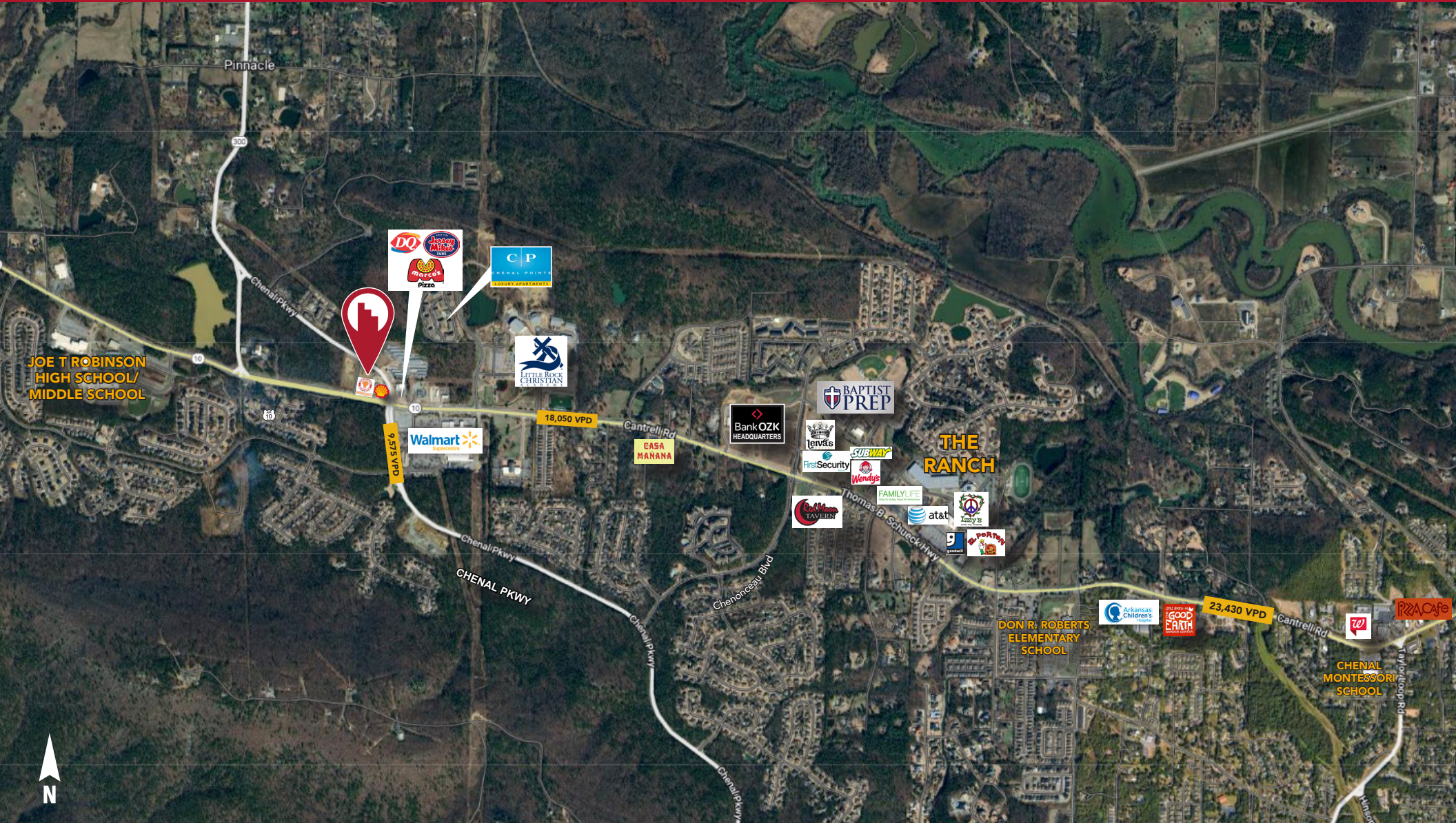
jdailey@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

NEW CONSTRUCTION RETAIL SPACE FOR LEASE

19610 Cantrell Rd | Little Rock, AR 72204



BRANDON SHEARD

AGENT

📞 501.375.3200 | 📠 501.244.7502

bsheard@kelleycp.com

JIM DAILEY

VP OF GOVERNMENT RELATIONS

📞 501.375.3200 | 📠 501.244.7569

jdailey@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

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.



BRANDON SHEARD
AGENT



JIM DAILEY
VP OF GOVERNMENT RELATIONS

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
PARTNERS**

kelleycp.com | [in](#) [f](#) [@](#)

CHAINLINKS
RETAIL ADVISORS