

# FREESTANDING RETAIL BUILDING FOR SUBLEASE

5525 W. 12th St | Little Rock, AR 72204



**DREW LANING**

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**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

±14,200 SF freestanding retail building for sublease

## PRICE

\$7.50/SF NNN

## COMMENTS

- Highly visible corner location
- Ingress/Egress access from Fair Park Blvd and W 12th St
- Ample parking
- 09/30/2025 - Lease Expiration Date

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,652	73,586	149,455	319,813
AVERAGE HH INCOME	\$45,403	\$65,497	\$64,309	\$73,776
TOTAL HH	4,642	34,279	69,551	143,313

## TRAFFIC COUNTS

I-630: 100,200 VPD

S. University Ave: 26,300 VPD

W. 12th St: 16,000 VPD

Fair Park Blvd: 16,000 VPD



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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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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