

TURNKEY SALON SPACE FOR LEASE

11324 ARCADE DRIVE, SUITE 6, LITTLE ROCK, AR

*840 SF +/- | NNN Lease | \$1,295/Mo

Base Rent \$15/sf/yr + Est C.A.M. \$3.50/sf/yr

**square footage is approximate and based on exterior wall measurements.*

P4
Realty Group

FULLY EQUIPPED • MOVE-IN READY • ESTABLISHED SALON LAYOUT



840 SF +/- turnkey
salon/studio
space for lease

Ideal For:

- Hair Salon
- Barber Shop
- Beauty Studio
- Blow Dry Bar
- Extension Studio
- Boutique Salon
- Lash Studio

Bring your business to life in Suite 6 at Arcade Square. A well-appointed salon featuring a professional layout, quality salon fixtures, and an inviting atmosphere. Whether you're an independent stylist, salon owner, or beauty professional, this space offers everything needed to begin serving clients immediately.

Includes styling stations, styling chairs, reception desk hooded dryers, waiting area furnishings, and built-in cabinetry.

PRESENTED BY:



GEORGE PETROV

George@p4realtygroup.com
501.413.3664

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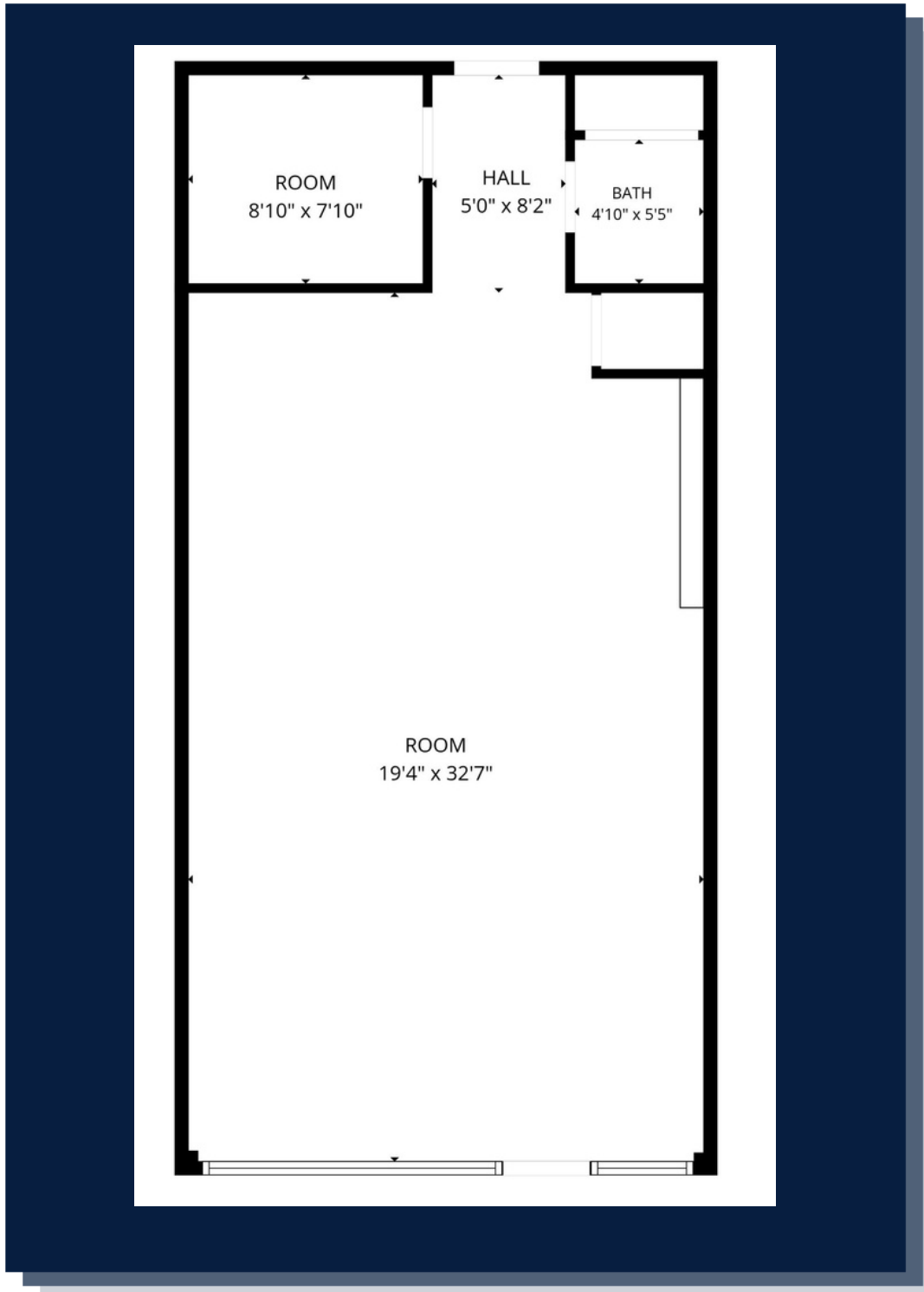
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FLOOR PLAN

SUITE 6 - 840 SF +/-

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INTERIOR PHOTOS

SUITE 6 - 840 SF +/-

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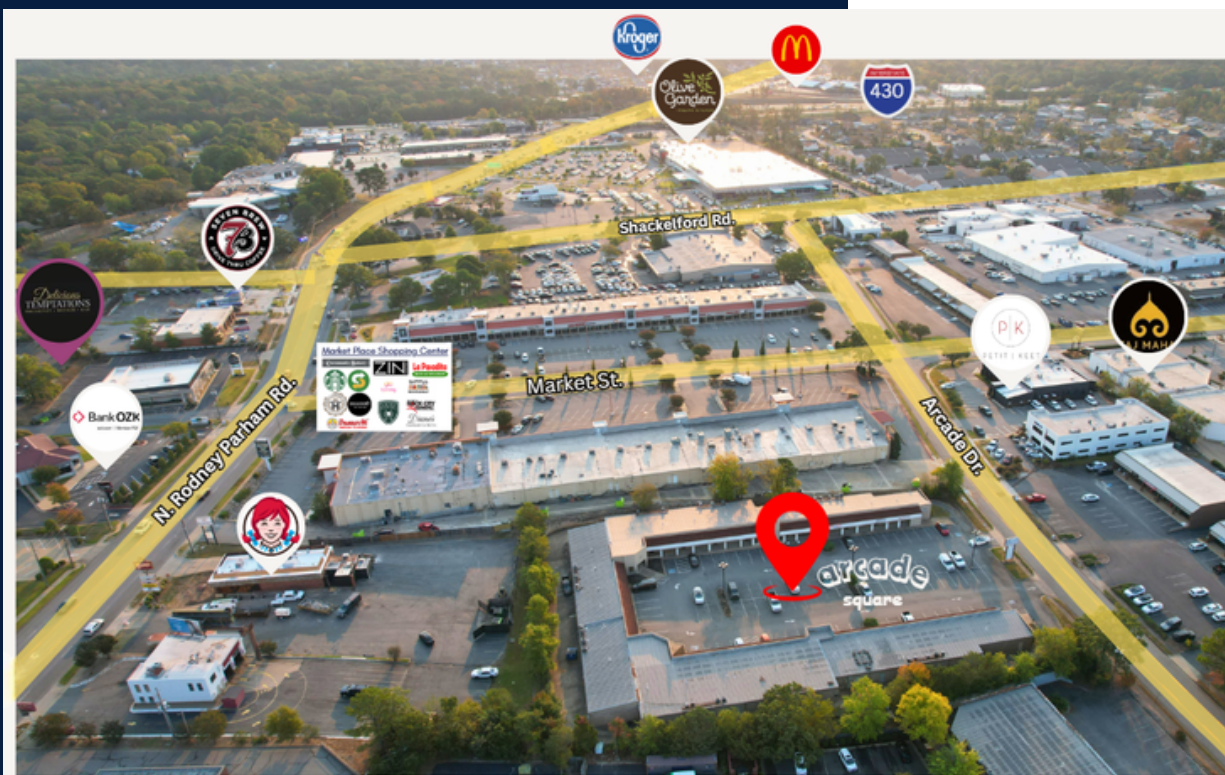
FEATURES SUMMARY

- Reception desk with glass countertop
- POS/checkout workstation
- Five styling stations with mirrors and hydraulic styling chairs
- Built-in retail/product display shelving
- Two hooded hair dryers and one freestanding vintage hooded dryer
- Three shampoo stations, each equipped with shampoo bowl and client chair.
- Dedicated processing area
- Comfortable client waiting area
- Large storefront windows with abundant natural light
- Wood-look LVP flooring throughout
- Contemporary salon finishes and décor

LOCATION

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Situated in the heart of West Little Rock near the highly trafficked Shackleford Road corridor, **11324 Arcade Drive** offers excellent accessibility and visibility just minutes from I-430 and I-630. This centrally located retail and office property is surrounded by a strong mix of retail, dining, and professional services, with close proximity to popular destinations such as Market Place Shopping Center and less than 5 miles from The Promenade at Chenal. The area benefits from steady daily traffic and a well-established business environment, making it an ideal location for professional or service-oriented users seeking convenience, connectivity, and recognizable presence within one of Little Rock's most active corridors.



CLOSE BY

- Homer's Kitchen Table
- Starbuck's
- Community Bakery
- The Pantry Restaurant
- 7 Brew
- Bank of America
- Bank OZK
- Wendy's
- Subway
- Burger King
- Olive Garden
- The Burgundy Hotel/Table 28
- Pleasant Valley Country Club
- Pulaski Academy