

RETAIL/OFFICE SPACE FOR LEASE

Westchase Plaza | 301 N. Shackleford Rd | Little Rock, AR 72211



ERIC VARNER

VICE PRESIDENT | PARTNER

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AVAILABLE

Suite E2: ±2,400 SF

Suite F1: ±2,400 SF

Suite H1: ±1,982 SF

Suite H1B: ±1,400 SF

Suite H2: ±3,813 SF

PRICE

\$13.00 SF NNN (Estimated NNN - \$4.84/SF)

COMMENTS

- Office and retail space available
- Anchors include Jason's Deli, Star of India, and Slim Chickens
- One block north of the Big Rock Interchange

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,303	64,858	119,621	285,749
AVERAGE HH INCOME	\$69,729	\$108,126	\$113,091	\$100,738
TOTAL HH	4,404	35,708	60,754	135,440

TRAFFIC COUNTS

I-430: 87,000 VPD

N. Shackleford Rd: 13,850 VPD

W Markham St: 25,500 VPD



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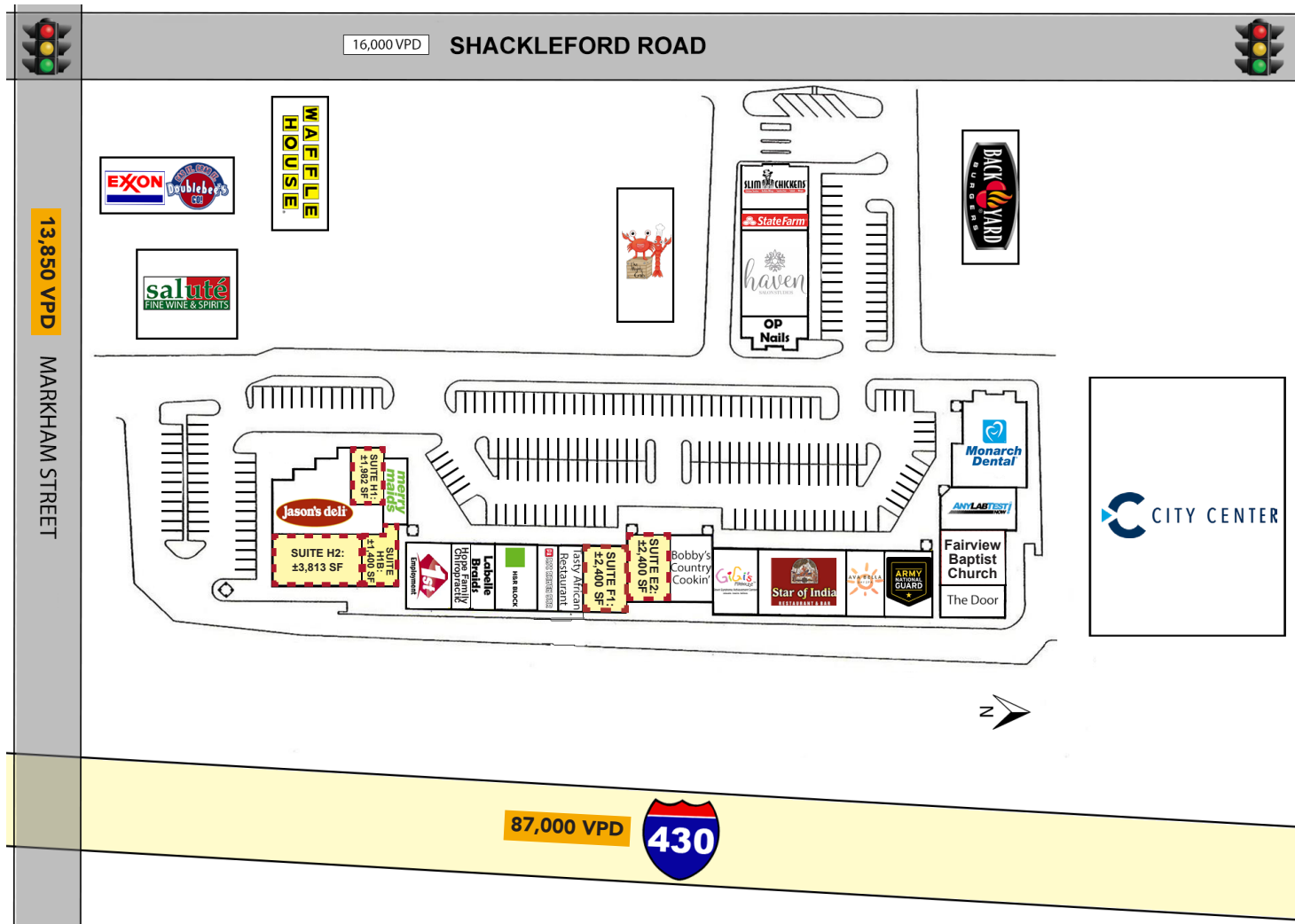
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SUITE	TENANT	SF
A1-A2	SLIM CHICKENS	2,752
A3	STATE FARM	1,200
A4-A6	HAVEN SALON STUDIOS	4,972
A7	OP NAILS	1,350
B1-B2	MONARCH DENTAL	3,916
B3	ANY LAB TEST NOW	1,200
B4-B6	FAIRVIEW BAPTIST CHURCH	4,800
B7	THE DOOR CHURCH	2,400
C1	AR STATE MILITARY DEPT	2,400
C2-C3	AVA BELLA DAY SPA	2,400
C4-D1	STAR OF INDIA	3,600
D2-D3	GIGI'S PLAYHOUSE	3,600
E1	BOBBY'S COUNTRY COOKING	2,400
E2	AVAILABLE	2,400
F1	AVAILABLE	2,400
F2	TASTY AFRICAN RESTAURANT	1,200
F3	AJI RAMEN BAR	1,200
G1	H&R BLOCK	2,400
G2	LABELLE PROFESSIONAL BRAIDS	1,200
G3	HOPE FAMILY CHIROPRACTIC	1,200
G4	FIRST EMPLOYMENT STAFFING	2,400
H1	AVAILABLE	1,982
H1A	JASON'S DELI	4,915
H1B	AVAILABLE	1,400
H1C	MERRY MAIDS	1,195
H2	AVAILABLE	3,813

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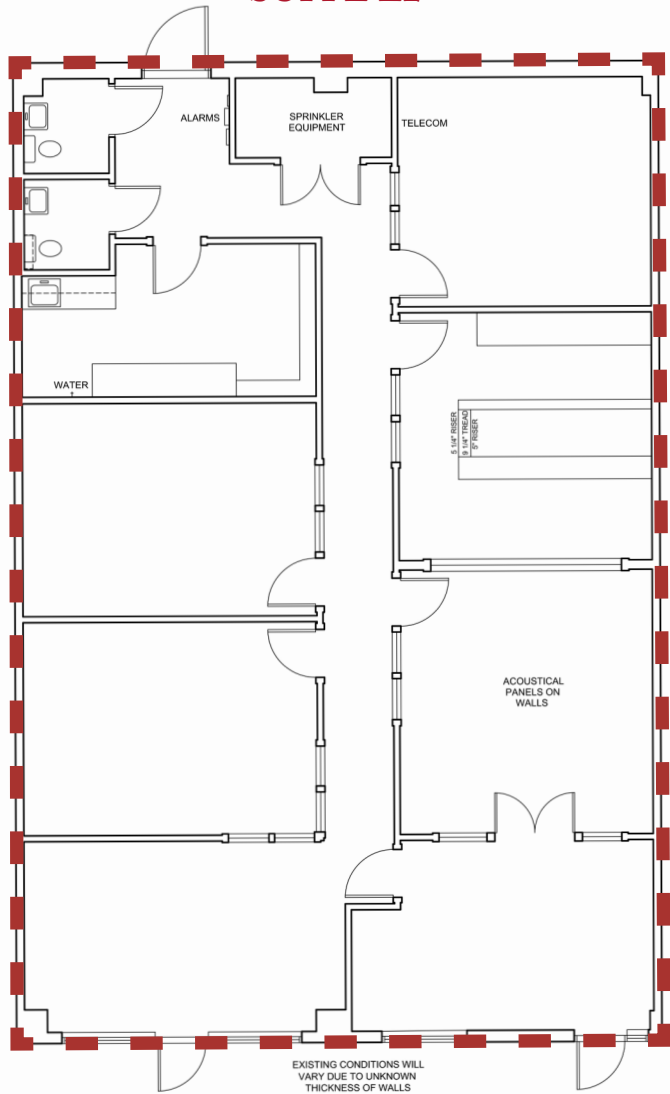
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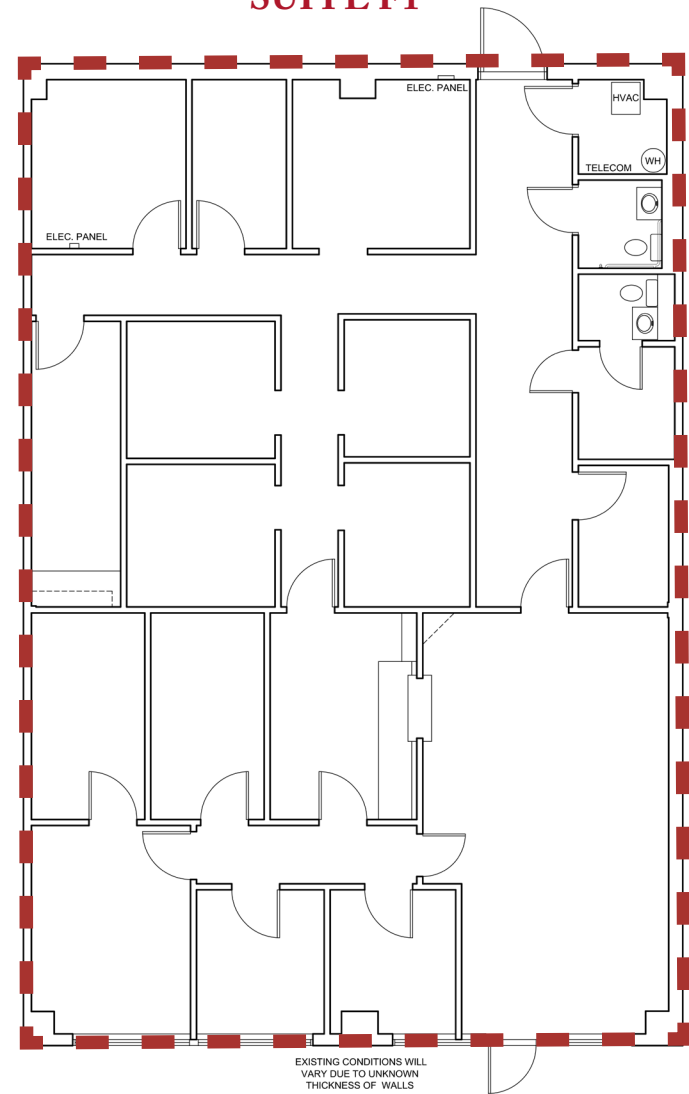
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SUITE E2



SUITE F1



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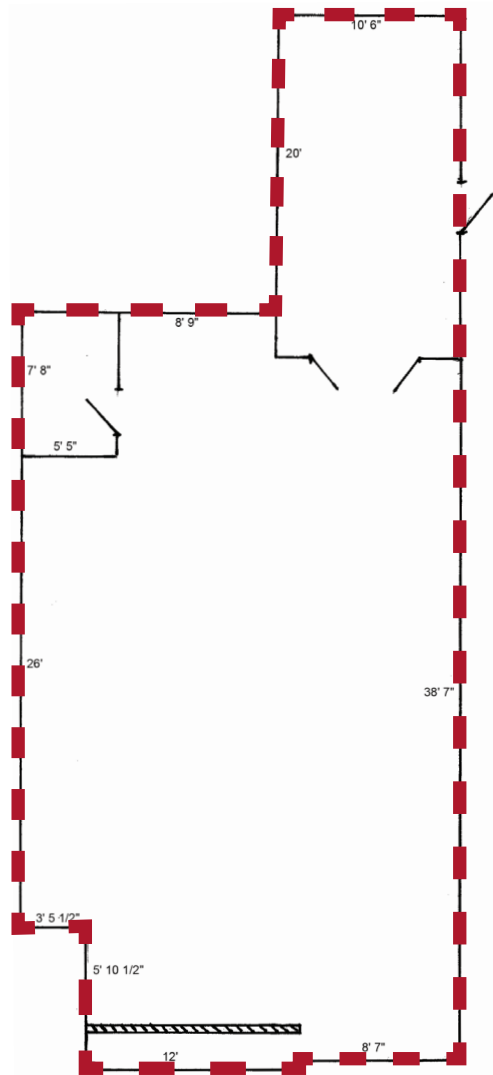


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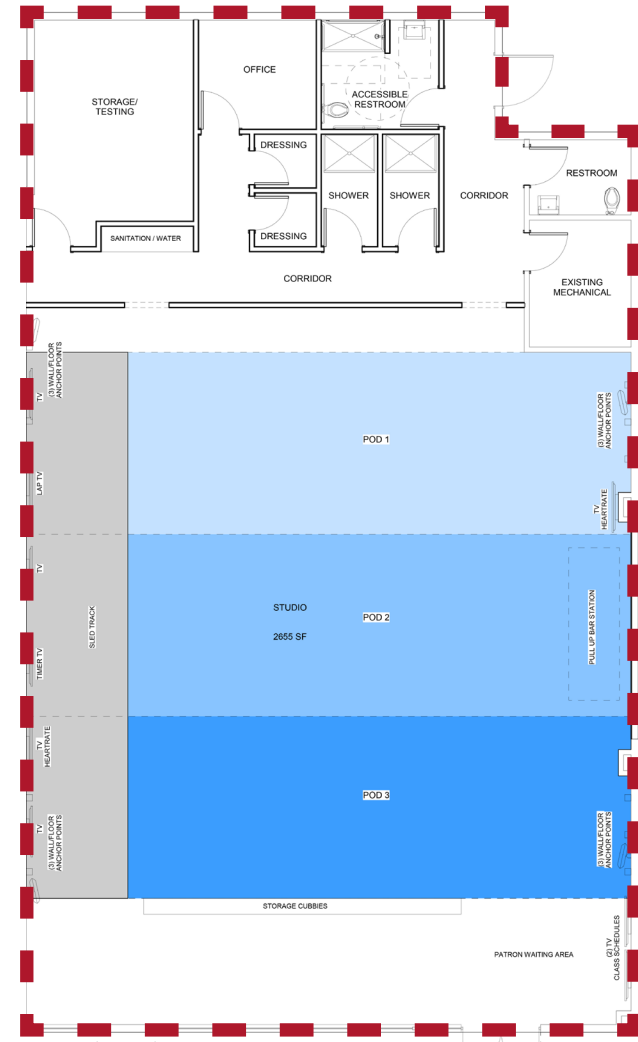
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SUITE H1B



SUITE H2



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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

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CHAINLINKS
RETAIL ADVISORS