

LITTLE ROCK, ARKANSAS

RETAIL PROPERTY FOR LEASE

11121 RODNEY PARHAM



OFFERING SUMMARY

Available SF: ± 1,500 - 1,600 SF

Lease Rate: \$16.00 SF/yr (NNN)

Building Size: ± 79,138 SF

Year Built: 1976

Renovated: 2015

Market: Central Arkansas

Submarket: West Little Rock

LOCATION OVERVIEW

Located at the Southwest and Southeast Corners of Rodney Parham Road and Market Drive in a high traffic count area nearby national, regional and local retailers, restaurants and businesses

PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center anchored by Starbucks & Franke's Cafeteria
- Built in 1976 and renovated in 2015
- Minimum five (5) year lease term
- LED, Pylon & tenant space signage available
- 4:1 parking ratio
- 37,000 vehicles per day on North Rodney Parham

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,925	29,251	52,152
Total Population	12,351	65,612	119,530
Average HH Income	\$65,382	\$81,558	\$81,779



Newmark

Moses Tucker Partners

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Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

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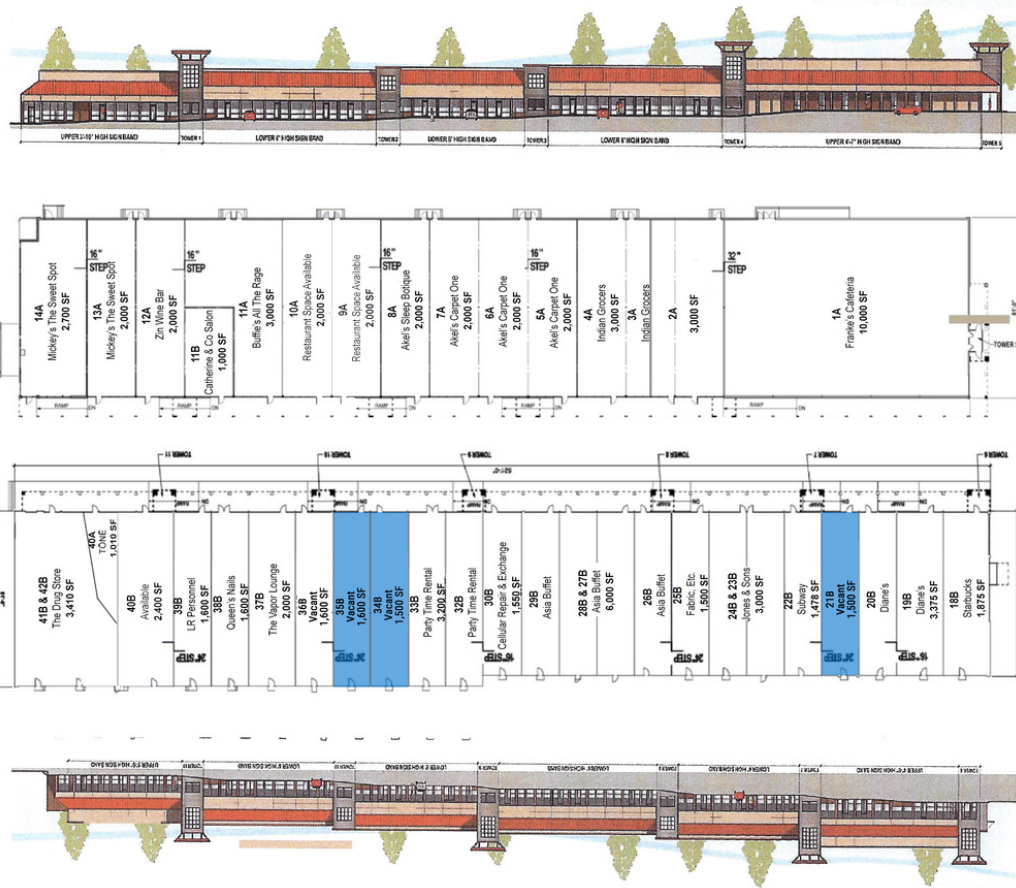
11121 RODNEY PARHAM

LEASE TYPE | NNN

TOTAL SPACE | 1,500 - 1,600 SF

LEASE TERM | Negotiable

CAM & TAX | \$16.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 21B	Available	1,500 SF	NNN	\$16.00 SF/yr
Suite 34B	Available	1,600 SF	NNN	\$16.00 SF/yr
Suite 35B	Available	1,600 SF	NNN	\$16.00 SF/yr

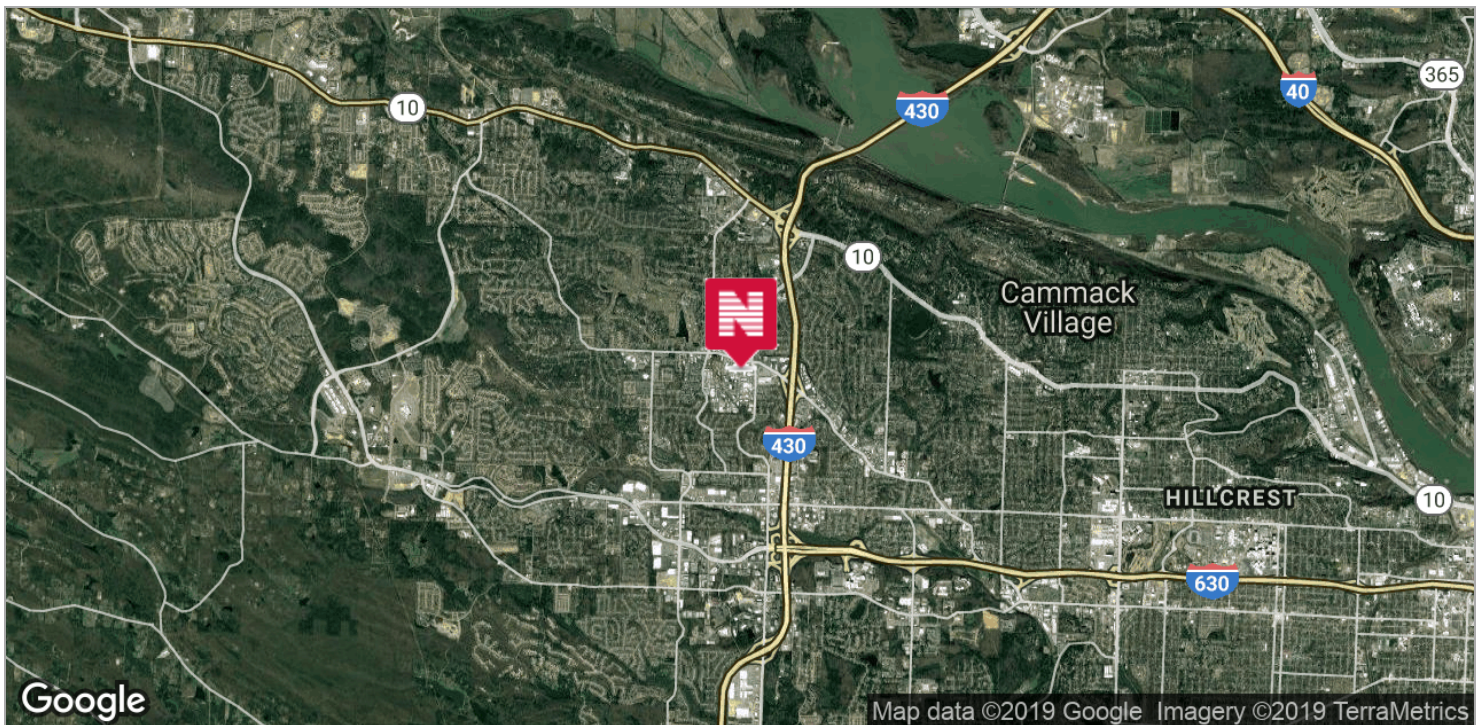
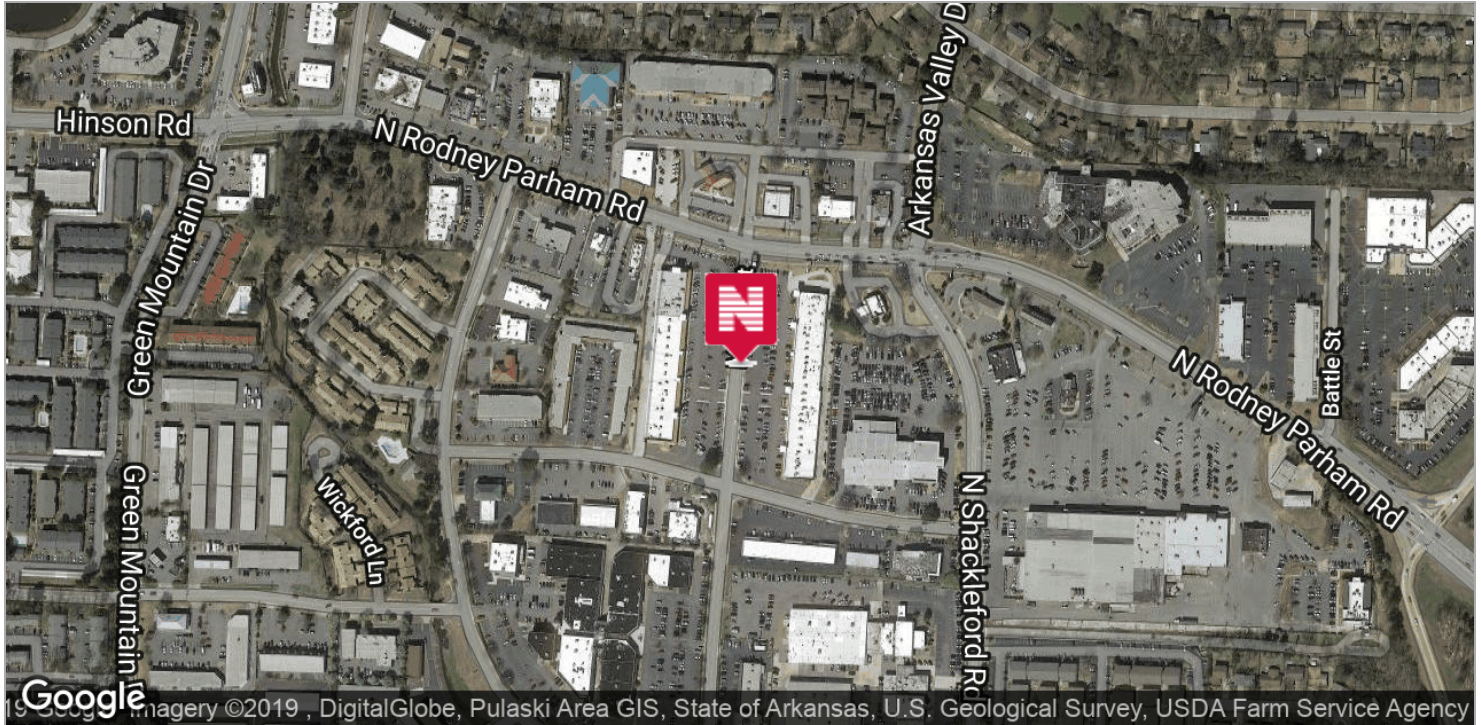

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