

RETAIL SPACE FOR LEASE IN THE VILLAGE @ PV

10700 N Rodney Parham Rd | Little Rock, AR



PYLON SIGN ON N RODNEY PARHAM



DIGITAL MONUMENT SIGN
CORNER OF I-430 & N RODNEY PARHAM



LIGHTED SIGN
ON I-430

DREW LANING

AGENT

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BROOKE MILLER

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**KELLEY COMMERCIAL
PARTNERS**

RETAIL SPACE FOR LEASE IN THE VILLAGE @ PV

10700 N Rodney Parham Rd | Little Rock, AR

AVAILABILITY - BUILDING A

Suite A7: ±1,170 SF *Available soon

PRICE

Suite A7: \$15/SF NNN



SUITE A7

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RETAIL SPACE FOR LEASE IN THE VILLAGE @ PV

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AVAILABILITY - BUILDING C

Suite C6A: ±2,192 SF

PRICE

\$15/SF NNN



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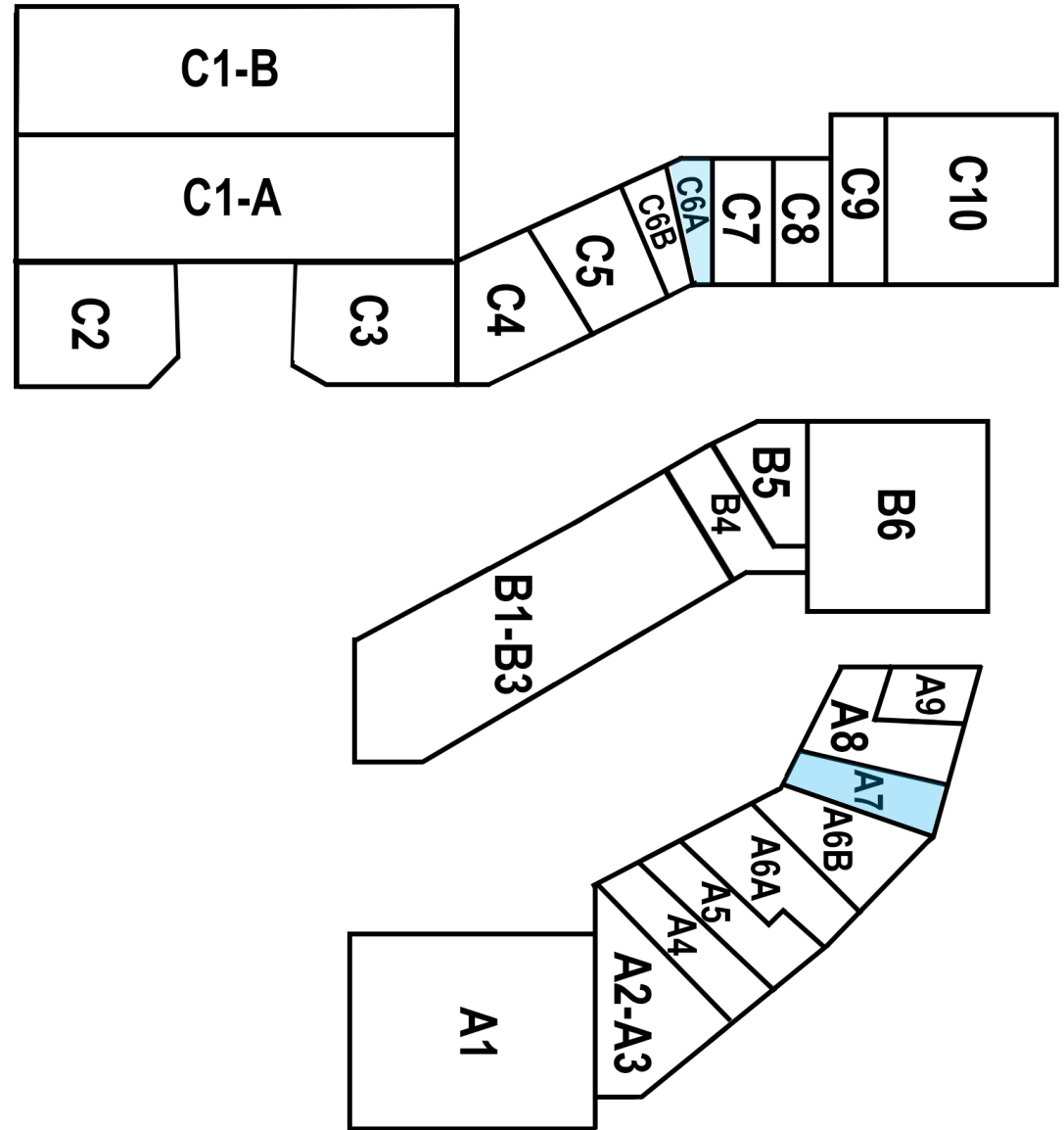
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SITE PLAN

SUITE	TENANT	SF
A1	Bleu Monkey Grill	6,120
A2-A3	Guillermo's	2,533
A4	Uniqueness	1,050
A5	Blind Ambition	1,170
A6A	Daniel Angelo Groomers / Storage	2,053
A6B	Arkansas Select Tax Service	1,629
A7	AVAILABLE SOON	1,120
A8	Staffmark	2,280
A9	Farmer's Insurance	1,333
B1-B3	The Crown Shop	10,741
B4	Serenity Salon	1,308
B5	Jazzercise	1,290
B6	Infusion Resto-Bar & Lounge	7,395
C1-A	McFarland Eye Clinic	12,000
C1-B	Physicians Day Surgery Center	12,000
C2	Pine & River Aesthetics	2,493
C3	Pinnacle Hearing	2,486
C4	Ageless Health & Fitness	2,956
C5	Synthes Medical	3,590
C6A	AVAILABLE	2,192
C6B	Lane Eye Care	1,980
C7	Super Cuts	1,400
C8	GNC	2,100
C9	First Nails	1,296
C10	The Low T Center	4,900



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LOCATION SUMMARY

The Village at Pleasant Valley is an established retail shopping center located in a highly concentrated retail area on the northwest corner of I-430 and N. Rodney Parham Road in the heart of the Pleasant Valley neighborhood.

Tenants include: The Crown Shop, McFarland Eye Center, GNC, Supercuts, Guillermo's Gourmet Coffee, Bleu Monkey Grill, and Infusion Resto-Bar & Lounge.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	12,799	68,644	137,304	303,121
AVERAGE HH INCOME	\$84,701	\$93,034	\$90,523	\$80,835
TOTAL HH	6,280	32,247	62,432	131,835

TRAFFIC COUNTS

I-430: 93,720 VPD

N Rodney Parham: 35,250 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

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