

RETAIL/OFFICE SPACE FOR LEASE

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



ERIC VARNER

VICE PRESIDENT | PARTNER

📞 501.375.3200 | 📠 501.244.7507

evartner@kelleycp.com

BROOKE MILLER

AGENT | PARTNER

📞 501.375.3200 | 📠 501.244.7570

bmiller@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Suite B4-B6: ±4,800 SF

- ±2,400 office space
- ±1,200 shell space

Suite G4: ±2,400 SF

- Reception/Waiting Area
- 3 offices
- Large open area for cubicles

Suite H2: ±3,813 SF

- Overhead door
- Men's & women's showers
- Large open space

PRICE

\$13.00 SF NNN (Estimated NNN - \$3.25/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: 105,300 VPD

N. Shackleford Rd: 13,600 VPD

W Markham St: 26,400 VPD



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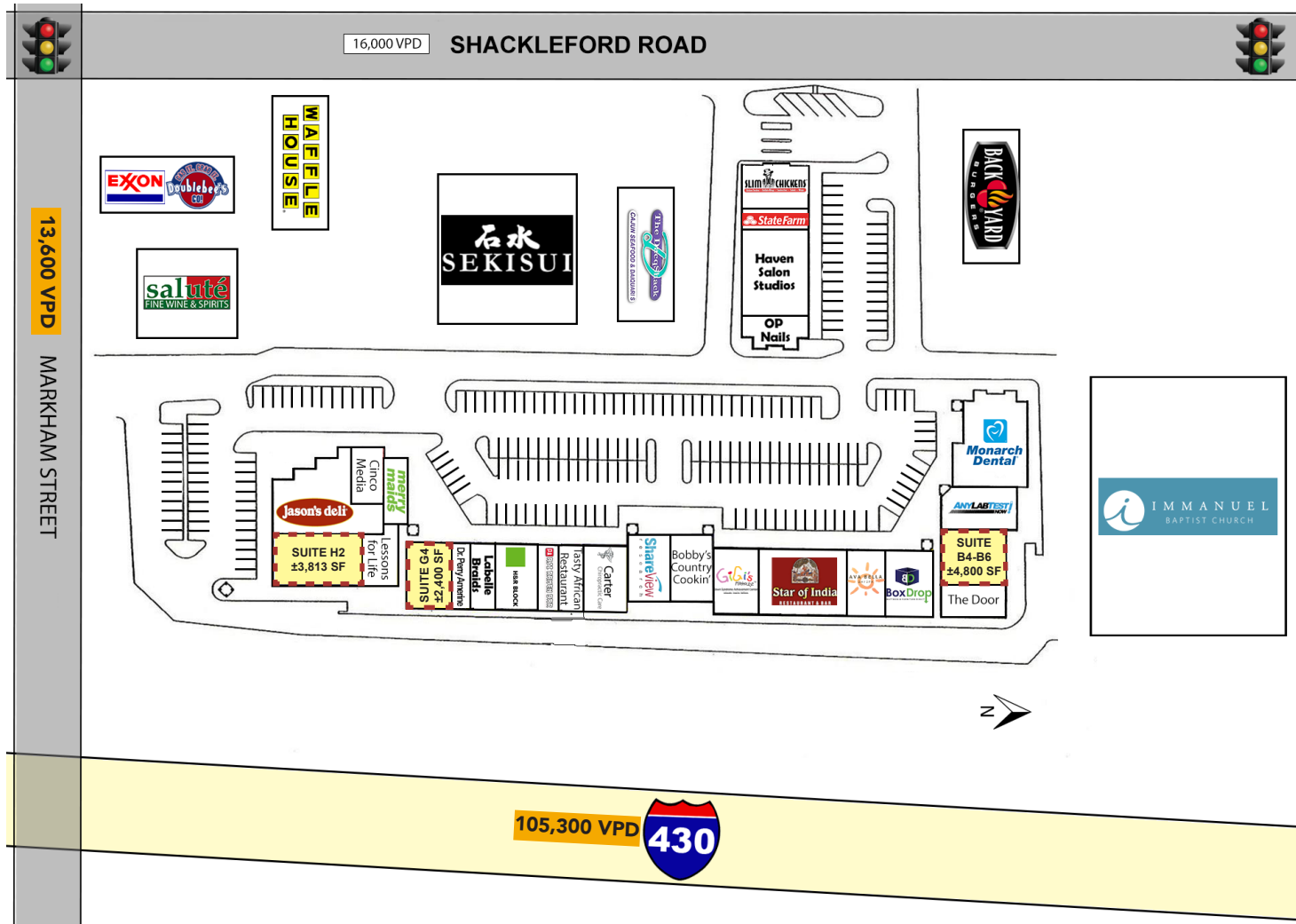
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SUITE	TENANT	SF
A1-A2	SLIM CHICKENS	2,752
A3	STATE FARM	1,200
A4-A6	HAVEN SALON STUDIOS	4,972
A7	OP NAILS	1,350
B1-B2	MONARCH DENTAL	3,916
B3	ANY LAB TEST NOW	1,200
B4-B6	AVAILABLE	4,800
B7	THE DOOR	2,400
C1	BOXDROP MATTRESS	2,400
C2-C3	AVA BELLE DAY 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	SHAREVIEW RESEARCH	2,400
F1	CARTER CHIROPRACTIC	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	Dr. Perry Amerine	1,200
G4	AVAILABLE	2,400
H1	CINCO MEDIA & COMM. GRP.	1,982
H1A	JASON'S DELI	4,915
H1B	LESSONS FOR LIFE	1,414
H1C	MERRY MAIDS	1,195
H2	AVAILABLE	3,813

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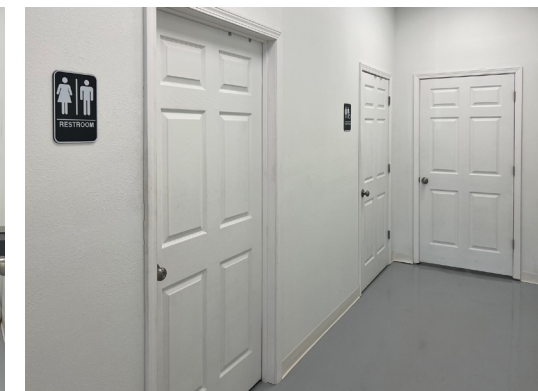
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Alley

Closet

Restroom

9 x 18

12 x 18

12 x 18

16 x 18

Reception

48 x 22

12 x 22

Window **Window** **Window** **Window**

Front

The floor plan shows the second floor of the library, divided into several functional areas:

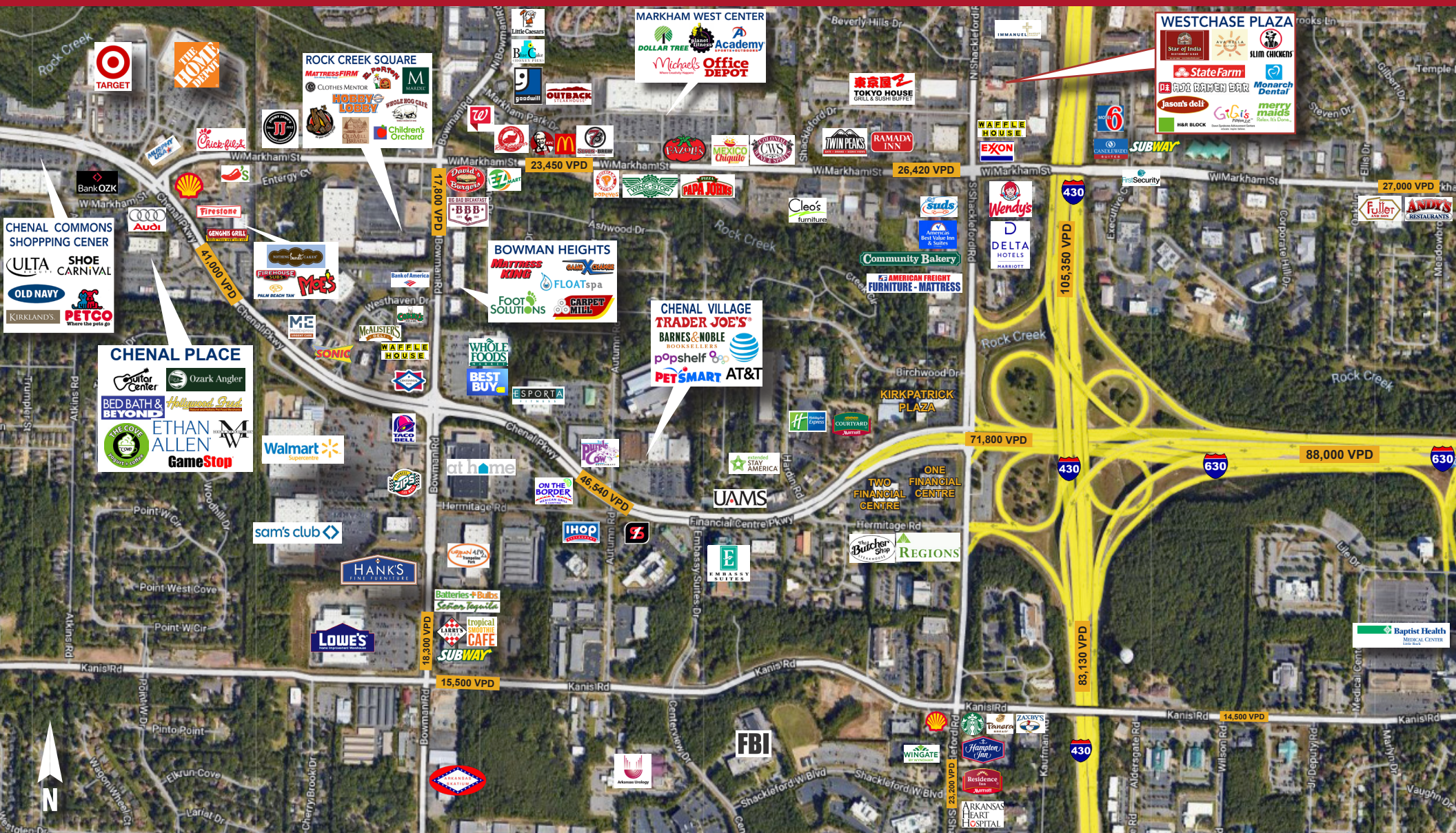
- Top Section (Service and Support Rooms):** Includes a **STORAGE/TESTING** area, **OFFICE**, **DRESSING**, **SHOWER**, **ACCESSIBLE RESTROOM**, **RESTROOM**, and **EXISTING MECHANICAL** room. A **CORRIDOR** runs through this section.
- Left Wall (Media and Seating):** Features a **TV**, **13 WALL FL LOOR ANCHOR PORTS**, **UP TV**, **TV**, **SLID TRACK**, **TIME TV**, **TV**, **HEATWATE**, and **13 WALL FL LOOR ANCHOR PORTS**.
- Central Area (Study and Reading):** Contains **POD 1**, **STUDIO** (2655 SF), **POD 2**, and **POD 3**. A **PULL UP B&B STATION** is located near Pod 2.
- Right Wall (Seating and Storage):** Includes **13 WALL FL LOOR ANCHOR PORTS**, **HEATWATE**, **PULL UP B&B STATION**, **13 WALL FL LOOR ANCHOR PORTS**, and **13 WALL FL LOOR ANCHOR PORTS**.
- Bottom Section (Patron Waiting Area):** Features **STORAGE CUBBIES** and a **PATRON WAITING AREA**.
- Bottom Right (Class Schedules):** A **CLASS SCHEDULES** area is located near the bottom right corner.

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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

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
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kelleycp.com | [in](#) [f](#) [@](#)

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RETAIL ADVISORS