



Gateway Commerce Center

Proposed Development | Flex Center for Lease at
Gateway Grove Loop, Little Rock, AR

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Accelerating success.

Property features

Flex Retail/Office Space for Lease

- Total site: 5.2 acres
- Phase I: Building I: 10,000 SF
- Each unit shall be essentially move-in ready with “white-boxed” office envelope provided by landlord and warehouse space with grade-level doors
- Fully customized finishings also available per specific deal terms
- Phase I completion: Estimated to be Q2 2027
- Zoning: (C-4) Open Display Commercial
- Dedicated store front parking
- Easy access to I-30 and I-430
- Premier site location adjacent to The Outlets of Little Rock open air retail center, Bass Pro Shop, and Movie Tavern
- Traffic count: approximately 82,053 vehicles per day on Interstate 30 and approximately 36,150 vehicles per day on Interstate 430



Suite size	Rate	
2,500 SF	\$5,000/month	Gross + utilities
5,000 SF	\$10,000/month	Gross + utilities
7,500 SF	\$15,000/month	Gross + utilities
10,000 SF	\$20,000/month	Gross + utilities

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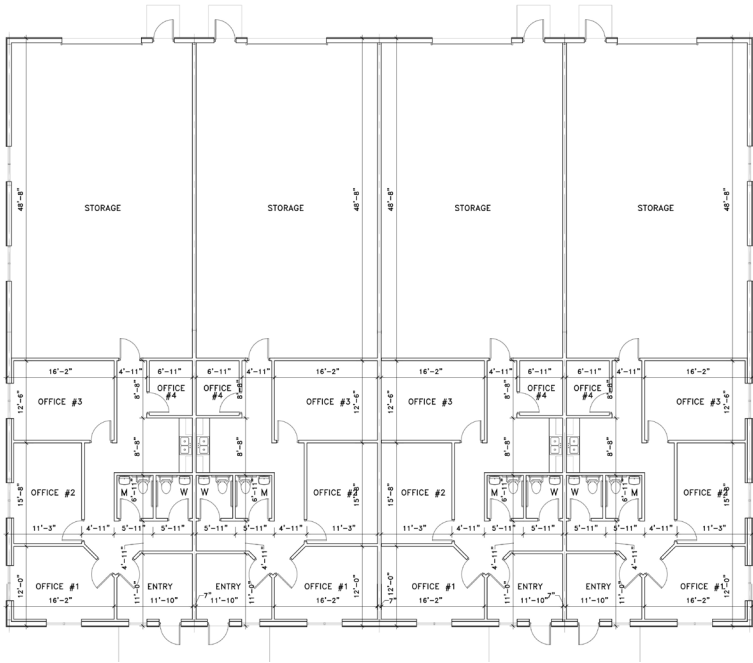


Property aerial



Site plan

Floor plan



Area Demographics (2025)

	1 Mile	3 Mile	5 Mile
 Estimated Population	4,724	44,920	132,577
 Total Households	2,125	20,256	57,907
 Average Household Income	\$117,771	\$90,299	\$99,017

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GATEWAY GROVE LOOP, LITTLE ROCK, AR



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