



SITE

Cantrell Rd - 18,000 VPD

Chenal Pkwy - 20,000 VPD



**FOR SALE, GROUND
LEASE, OR BUILD-TO-SUIT**

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West Little Rock Pad-Ready Land

For Sale, Ground Lease, or Build-to-Suit: SE Corner of Highway 10 & Chenal Parkway, Little Rock, AR

Features

- Lot size: 1.21 acres
- Sale, ground lease or build-to-suit pricing negotiable
- Easily accessible location at the signalized intersection of Highway 10 and Chenal Parkway
- In front of Walmart Supercenter
- Traffic count: +/- 18,000 vehicles per day along Cantrell Road and 20,000 vehicles per day along Chenal Parkway

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Site Plan



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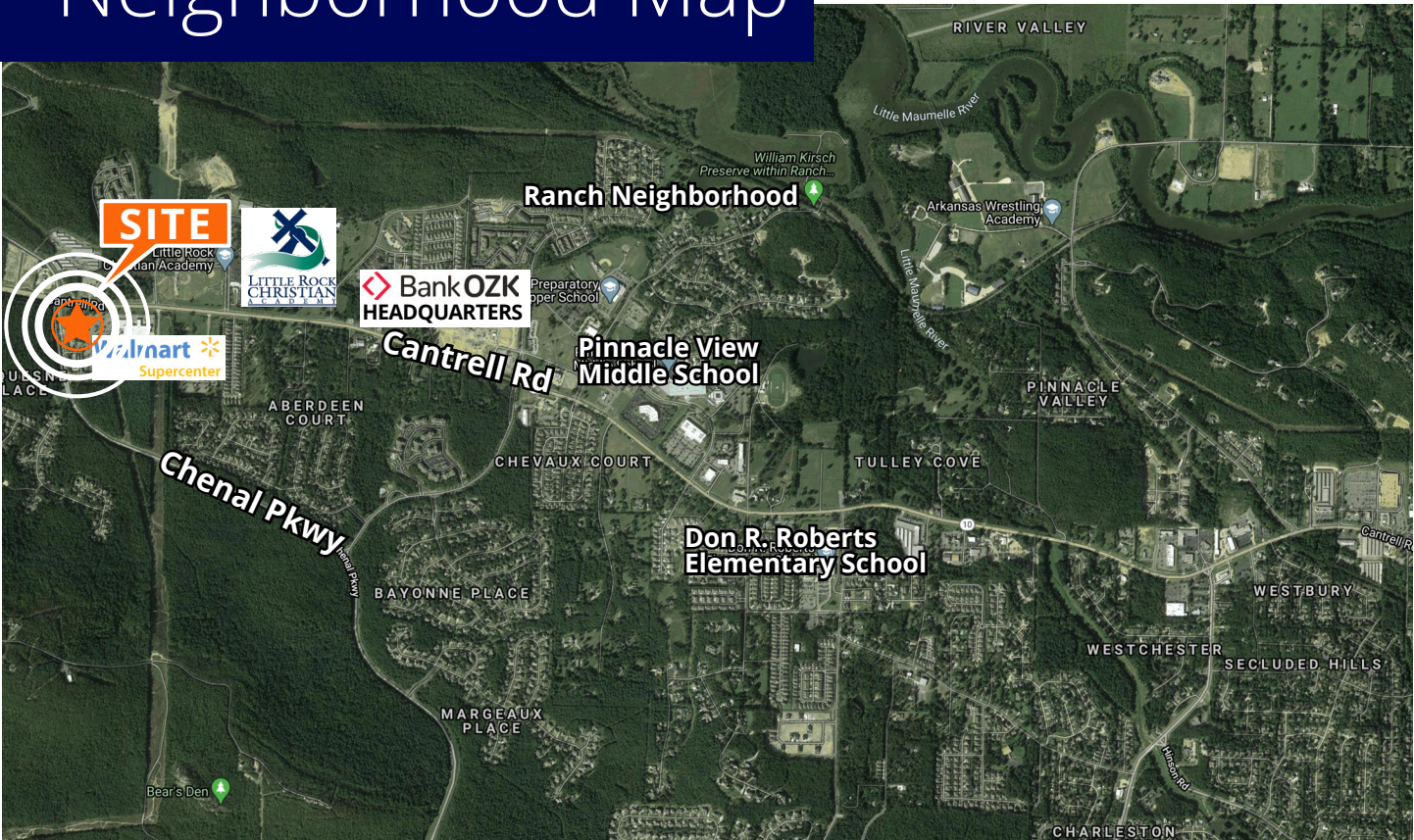
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Neighborhood Map



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2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	4,117	15,475	41,875
Total Households	1,735	6,321	17,381
Average Household Income	\$153,678	\$212,096	\$185,715

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