

Lease rate:

$19.50

PSF Modified Gross

Sale price:

Negotiable

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FOR SALE/LEASE

1210 Aldersgate Road

Little Rock, AR

For Sale or Lease: Medical Office Building

Features

- Building size: 3,900 SF
- Lot size: 1.49 acres
- Lease rate: $19.50/SF, Modified Gross
- Quick and easy access to the I-430/I-630 interchange
- Close proximity to one of west Little Rock's main retail corridors
- Approximately 14,000 vehicles per day on Kanis Road

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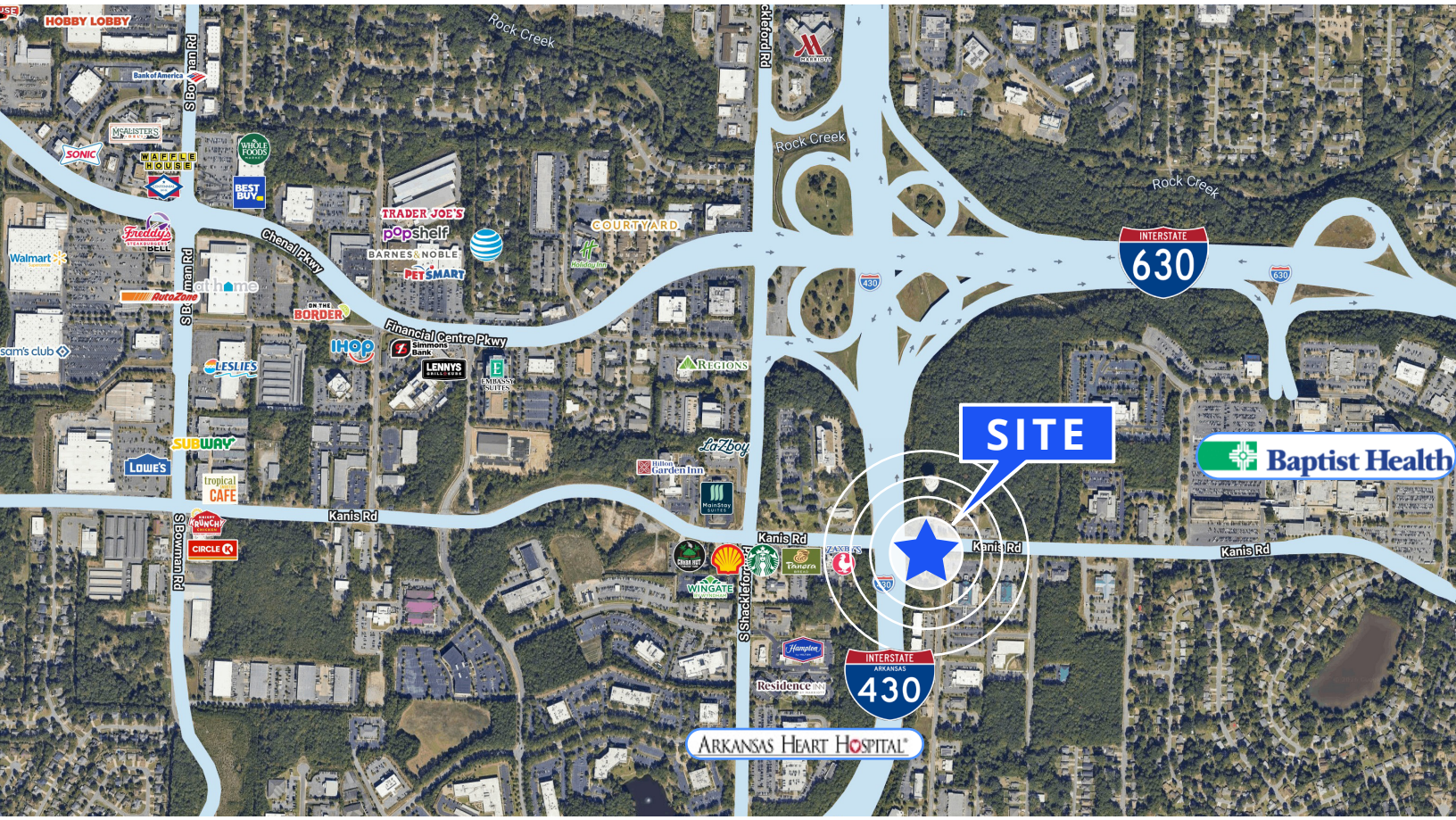
Property **Map**



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Area Demographics

ESTIMATED POPULATION (2026)

1 Mile	3 Mile	5 Mile
5,866	71,616	138,823

ESTIMATED HOUSEHOLDS (2026)

1 Mile	3 Mile	5 Mile
2,711	32,917	61,949

EST. AVG HOUSEHOLD INCOME (2026)

1 Mile	3 Mile	5 Mile
$69,454	$102,963	$115,341

Property **Photos**









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