

**Asking Price:**

# \$19.50

PSF Modified Gross

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**FOR LEASE**

# 1210 Aldersgate Road

Little Rock, AR

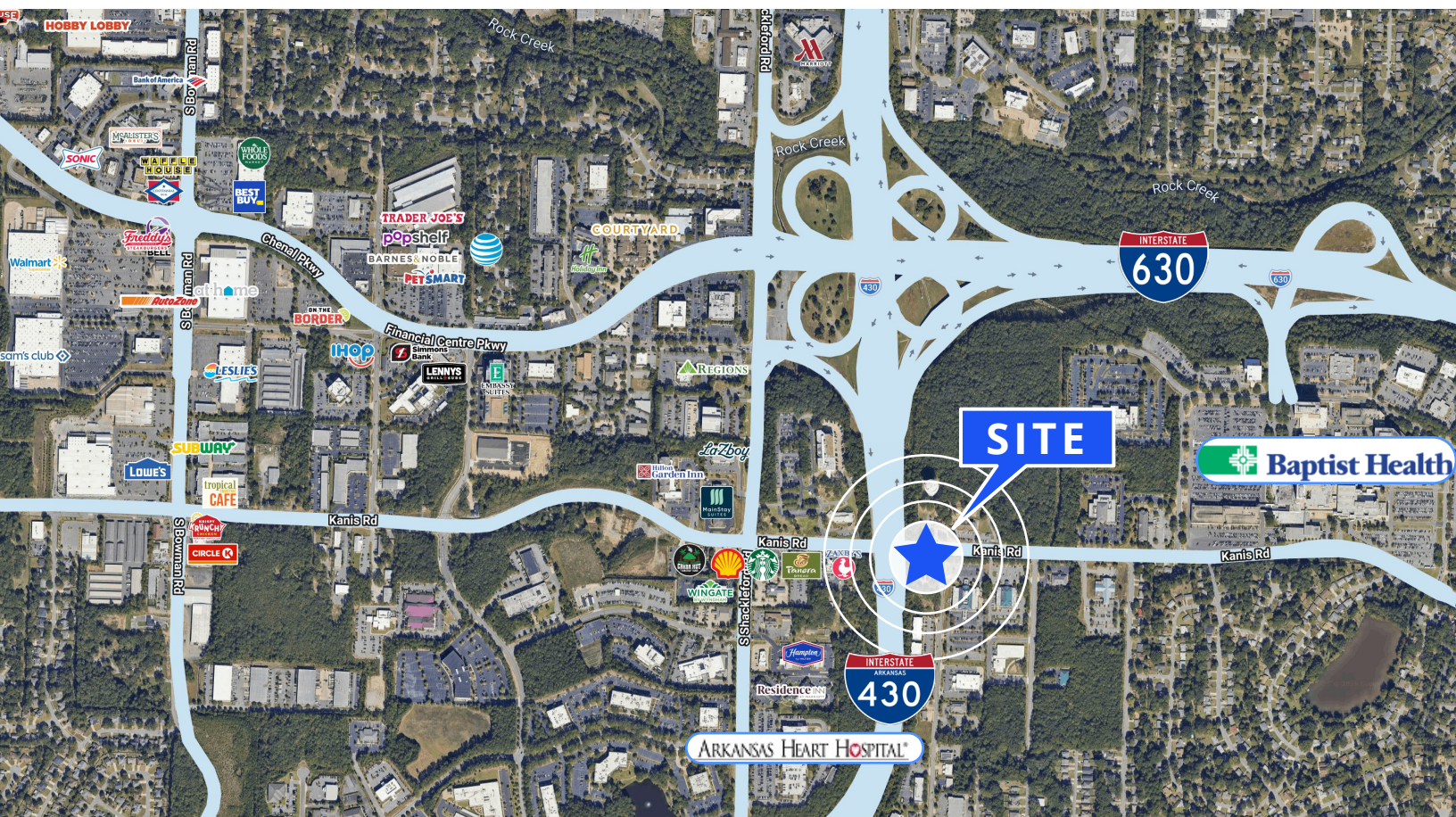
## For Lease: Medical Office Building

**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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