

# WESTGATE SHOPPING CENTER – SPACE FOR LEASE

Under New Ownership

6813 CANTRELL ROAD

Little Rock, AR



## Demographics

<u>2014</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 min drive</u>
Population	34,931	70,272	43,308
Avg. HH Inc.	\$92,081	\$86,236	\$85,543

## **Price**

\$17.00 s.f. NNN

## **For Additional Information, Contact**

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## **Traffic Counts**

33,000 cpd Cantrell

## **Available Space**

Suite MO2 - 1,918 s f.

Regions Bank space

Kiosk available for redevelopment

## **Comments**

- **Anchored by Stein Mart**
- **Excellent Cantrell / Heights location**
- **High Income and high traffic location**

Elrod Real Estate

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# SITE PLAN

## LEGEND

Leased   
  Available   
 Pylon Sign Pylon Sign   
  Tract Line



Tenant Roster		
Unit	Tenant	SF
M12	All Aboard	2,710
FOA	Dunkin' Donuts	2,875
M01	Jackson Hewitt Tax Service	900
M06	Stein Mart	37,980
M07	Subway	1,020
M11	Tanglewood Drug	4,083
M08	Top Nails	900
M02	Available	1,910
RO1	Available	240
<b>Total</b>		<b>52,626</b>





Elrod Real Estate is the Agent for the Owner. Any information is secured from 3<sup>rd</sup> party reliable sources.