

SADDLE CREEK COMMONS

17724 CANTRELL ROAD, LITTLE ROCK, AR 72223 LOT B-7

4 Available 1,800 S/F +/- highway frontage storefronts.

P4

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Suite 100

Featured Opportunity



**Greas Trap
Installed**



**Drive-Thru
End Cap**

BASE RENT: \$37/SF/YR
EST. CAM \$5/SF/YR

Suites 120 & 130

BASE RENT:
\$32/SF/YR
ESTIMATED CAM:
\$5/SF/YR

Suite 140



Drive-Thru,
End Cap
Opportunity

BASE RENT: \$35/SF/YR
ESTIMATED CAM \$5/SF/YR



4 Storefront Units
Available for Lease



48 Parking Spaces



Conveniently
located near
professional offices,
K-12 schools,
shopping centers,
and restaurants.

Located off Hwy 10 with frontage on Ranch Boulevard, this new 8,750 SF building offers 5 premium storefronts in a high-traffic, high-growth area. Surrounded by professional offices, schools, and shopping this is an exceptional opportunity for retail, cafes, quick-service restaurants, or other dining concepts.

Part of The Ranch—a planned multi-use development featuring upscale residences, schools, offices, and recreational amenities—this location blends scenic surroundings with commercial opportunity.



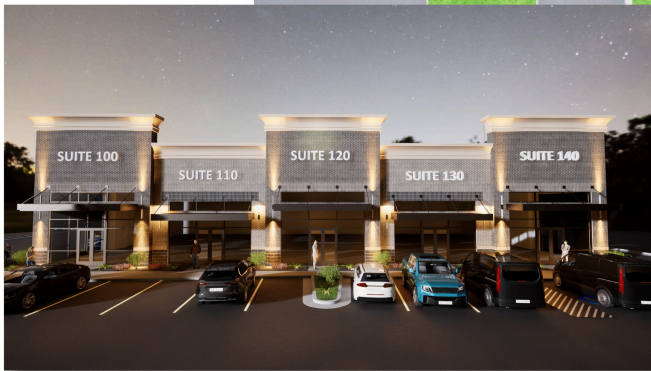
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SITE PLAN

This newly constructed 8,750 SF retail/restaurant building features five storefront units and 48 parking spaces (5.49 spaces per 1,000 SF) on a 1.31-acre lot. The site offers direct frontage along Ranch Boulevard with easy access to Highway 10, and benefits from established utility easements, landscaping buffers, and excellent visibility within The Ranch development.



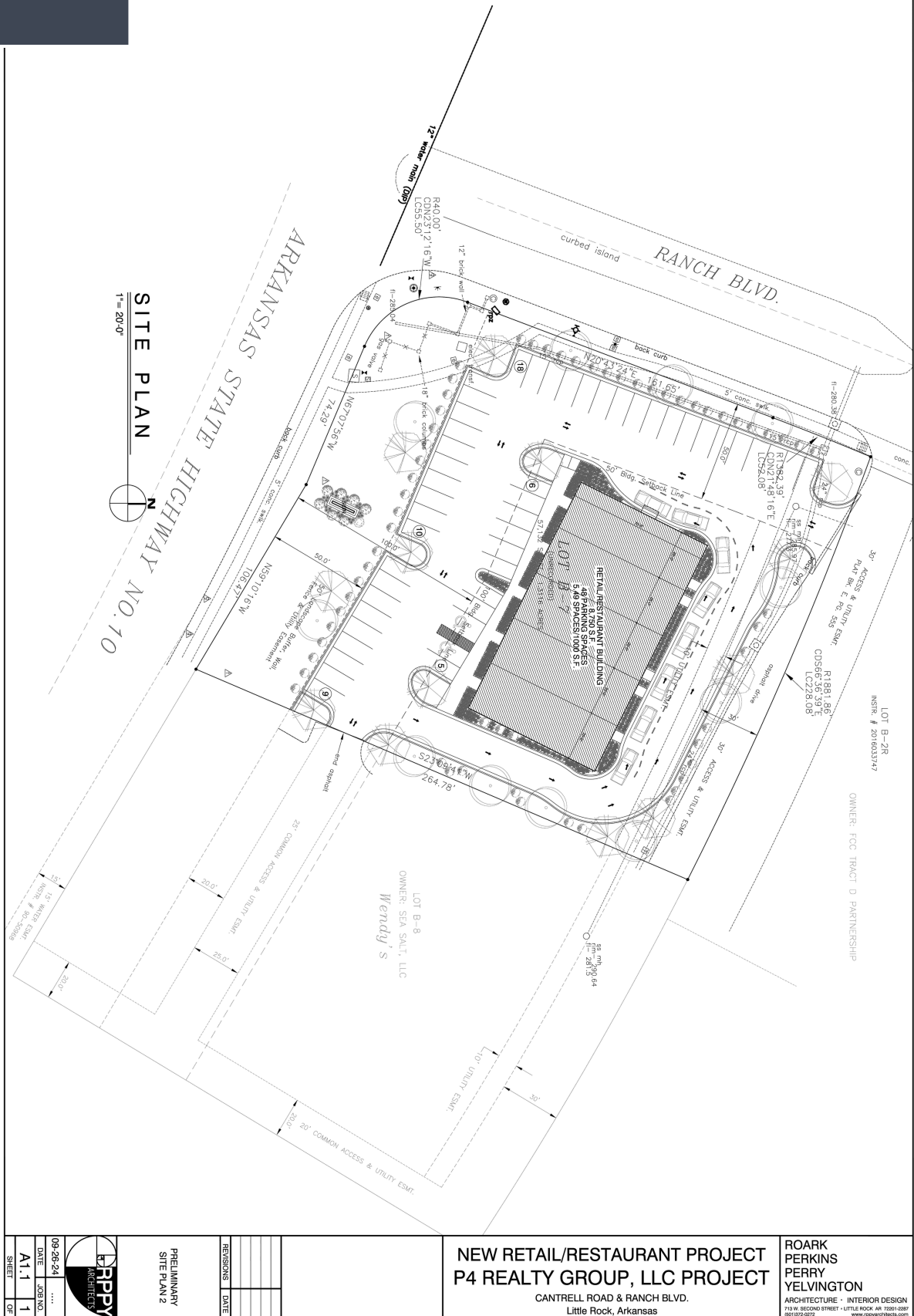
AVAILABLE UNITS

- **Suite 100**
 - 1,800 sf +/-
 - Drive-thru end cap
 - Grease trap installed
- **Suite 110** LEASED
- **Suite 120**
 - 1,800 sf +/-
- **Suite 130**
 - 1,800 sf +/-
- **Suite 140**
 - 1,800 sf +/-
 - Drive-thru end cap

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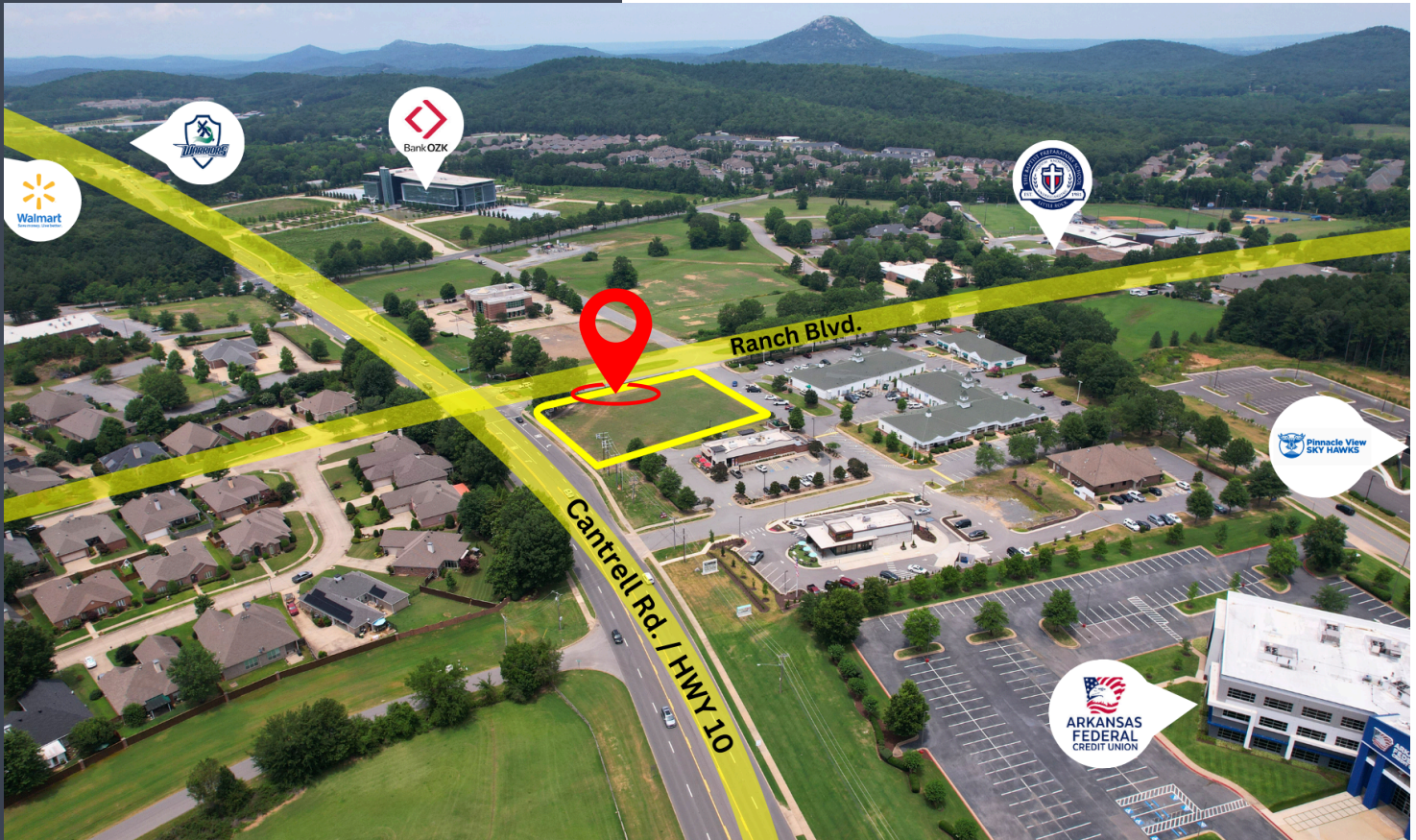
SITE PLAN CONTINUED



LOCATION

Situated off Highway 10 in West Little Rock, this prime retail/restaurant site offers excellent visibility and access with frontage on Ranch Boulevard. **The area sees strong daily traffic—17,000 vehicles per day on Cantrell Road (Hwy 10) and 8,400 VPD on Chenal Parkway.** Surrounded by established neighborhoods, professional offices, and top-rated schools, the site is also just minutes from popular businesses including making it an ideal location for retailers and restaurants targeting a high-growth, high-traffic corridor.

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CLOSE BY

- Walmart Supercenter
- First Security Bank
- Bank OZK HQ
- Arkansas Federal Credit Union
- Joe T. Robinson High School
- Little Rock Christian Academy
- The Baptist Preparatory School
- Red Moon Tavern
- Pizza Cafe West
- Izzy's
- Taziki's
- Tropical Smoothie Cafe
- Wendy's
- Subway