



• OUT-PARCEL ANCHORED BY



• ACROSS FROM



ABSOLUTE NNN SLIM CHICKENS

FOR SALE

📍 16105 CHENAL PKWY | LITTLE ROCK, AR



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION

Property Overview

This **2,258 SF prototype Slim Chickens** is strategically positioned within one of the most dominant and fastest-growing retail corridors in Arkansas' largest market. Located along **Chenal Parkway**, this outparcel opportunity sits in the heart of West Little Rock's premier retail hub, offering unmatched visibility, access, and long-term investment stability.

The property is anchored by a **top-performing Kroger Marketplace** and further strengthened by the presence of **Marshalls, Five Below**, and Arkansas' first **Costco**, which sits immediately adjacent to the center. The site is uniquely positioned between Starbucks, Walk-On's, and Chuy's, creating a powerful restaurant cluster that drives consistent daily traffic.

With direct access to two signalized intersections—Chenal Parkway & Kirk Road and Chenal Parkway & Kanis Road—the property benefits from multiple points of ingress and egress and exposure to more than 36,000 vehicles per day, making it one of the most highly trafficked retail nodes in the state.

Premier Location in Arkansas' Largest Market

This Slim Chickens is located just south of [The Promenade at Chenal](#), a high-end open-air lifestyle center within **Chenal Valley**, the state's largest master-planned residential community. The surrounding trade area continues to experience strong residential growth, high household incomes, and sustained retail demand.

Neighboring retailers and restaurants include:

- Walk-On's Sports Bistreaux
- Chuy's
- Starbucks
- Tide Cleaners
- Arvest Bank
- HomeGoods
- Apple Store
- Kohl's
- The Home Depot
- Target
- Walmart
- Whole Foods Market
- Academy Sports + Outdoors

This concentration of national retailers, restaurant brands, and service providers has solidified the Chenal corridor as one of the premier regional retail destinations in Arkansas, serving a market population exceeding one million people.

PRICE :: \$2,772,500

NOI :: \$170,500

CAP RATE :: 6.15%

LEASE TYPE :: Absolute NNN

LEASE TERM :: 9 Years

BUILDING SIZE :: 2,258 SF

LOT SIZE :: 0.68 AC

Highlights

- Located in Arkansas' largest and fastest-growing retail corridor
- Adjacent to top-producing Kroger Marketplace & first Arkansas Costco
- Surrounded by high-performing national retailers
- Access to two major signalized intersections
- 36,000+ VPD along Chenal Parkway
- Situated near the state's largest master-planned community
- Outparcel location within dominant regional retail hub
- Strong Brand on a rapid growth trajectory

Financial Overview

ANNUAL RENT :: \$170,500
GLA :: 2,258 SF
LOT SIZE :: 0.68 ACRES
YEAR BUILT :: 2019
ORIGINAL TERM :: 15 Years
INCREASES :: 10% Every 5 Years
NUMBER OF LOCATIONS :: 270+
HQ :: Fayetteville, AR
WEBSITE :: SlimChickens.com

Rent Roll

TENANT NAME :: Dixie Chicken, LLC
REMAINING TERM :: 9 Years
LEASE EXP. :: December 31, 2034 Strong Rent Increases

CHANGES ::

Year 11-15 : \$187,550	CAP RATE :: 6.76%
OPTION 1 :: Year 16-20 : \$206,305	CAP RATE :: 7.44%
OPTION 2 :: Year 21-25 : \$226,936	CAP RATE :: 8.18%





*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



COSTCO
WHOLESALE

KIRK RD

Kroger

Marshalls

five BELOW

WALK-ON'S
BISTREAUX & BAR

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THE PROMENADE
AT CHENAL

ally

QualChoice
HEALTH INSURANCE

HIDEAWAY
PIZZA



Tide Cleaners



ARMOR
BANK

Club

tropical CAFE

body

WAYBACK

WHATABurger

TACO BELL

goodwill

Relyance Bank

SMILE
ARKANSAS

CHASE

DISCOUNT
TIRE

Oceans
AT ARTHURS

Arthur's
PRIME
STEAKHOUSE

36,000+ CPD

CHENAL PWKY



NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

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SPP Southwest
Power Pool

FIVE BELOW

Marshalls

Kroger

WALK-ON'S
BISTREAUX & BAR

westrock
ORTHODONTICS

Chuy's
FINE
TEX-MEX

ARMOR
BANK

KANIS RD

KIRK RD

CHENAL PWKY

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FOR SALE: ABSOLUTE NNN SLIM CHICKENS

NATHAN ELLER | EXECUTIVE BROKER

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GODDARD SCHOOL
FOR MANY CHILDREN'S DEVELOPMENT

MILAN
Laser Hair Removal

First Security
Bank

Walgreens

Arby's

Christian Brothers Automotive
Fixing cars, driving joy

FITZ ROY
PROMENADE

MAVERIK

Splash
CAR WASH

tierpoint

First National Bank

KANIS RD

westrock
ORTHODONTICS

Chuy's
FINE TEX-MEX

WALK-ON'S
BISTREAUX & BAR

five BELOW

Marshalls

Kroger

CHENAL PWKY

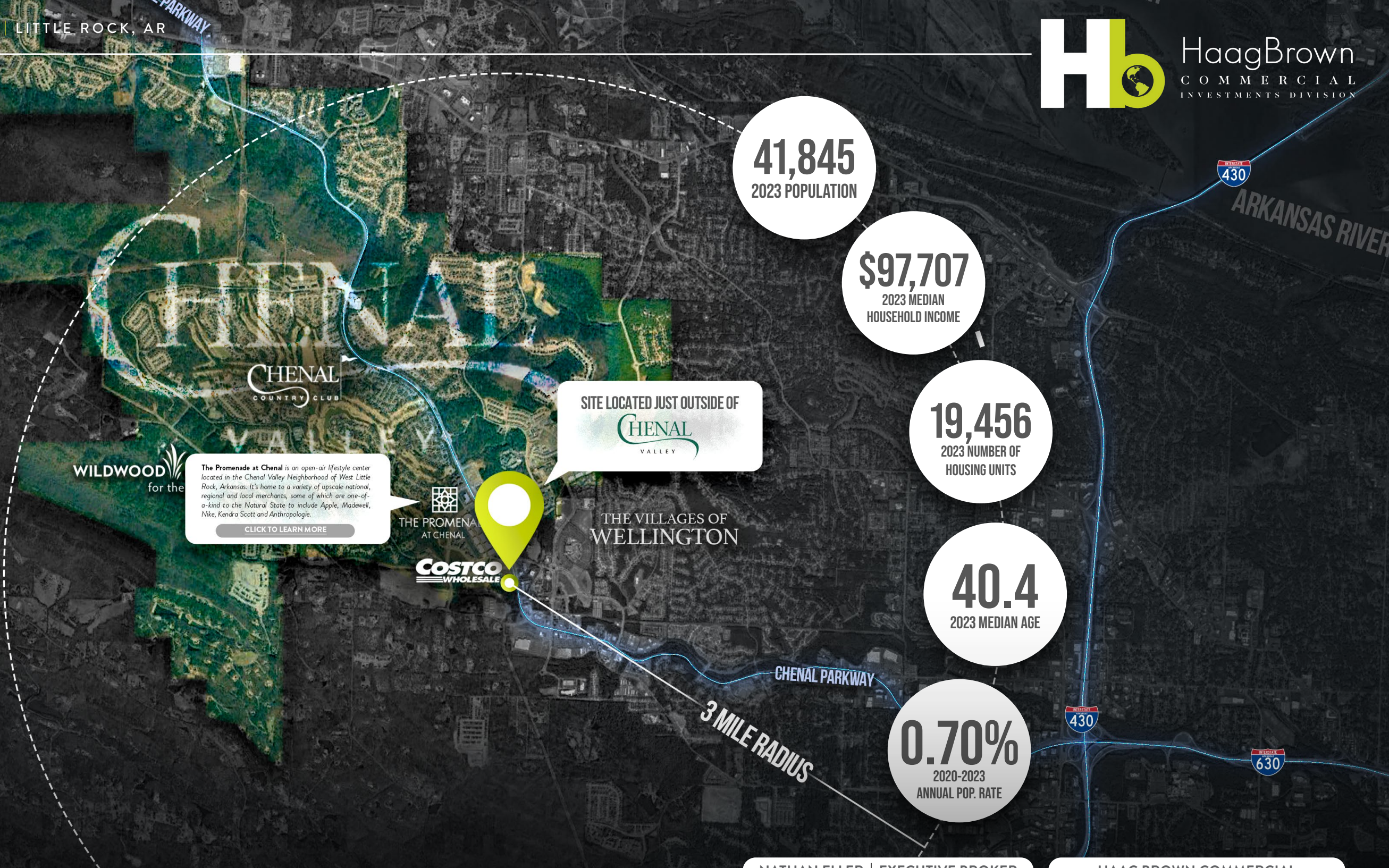
Arthur's
PRIME
STEAKHOUSE

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41,845
2023 POPULATION

\$97,707
2023 MEDIAN
HOUSEHOLD INCOME

19,456
2023 NUMBER OF
HOUSING UNITS

40.4
2023 MEDIAN AGE

0.70%
2020-2023
ANNUAL POP. RATE

SITE LOCATED JUST OUTSIDE OF
CHENAL
VALLEY

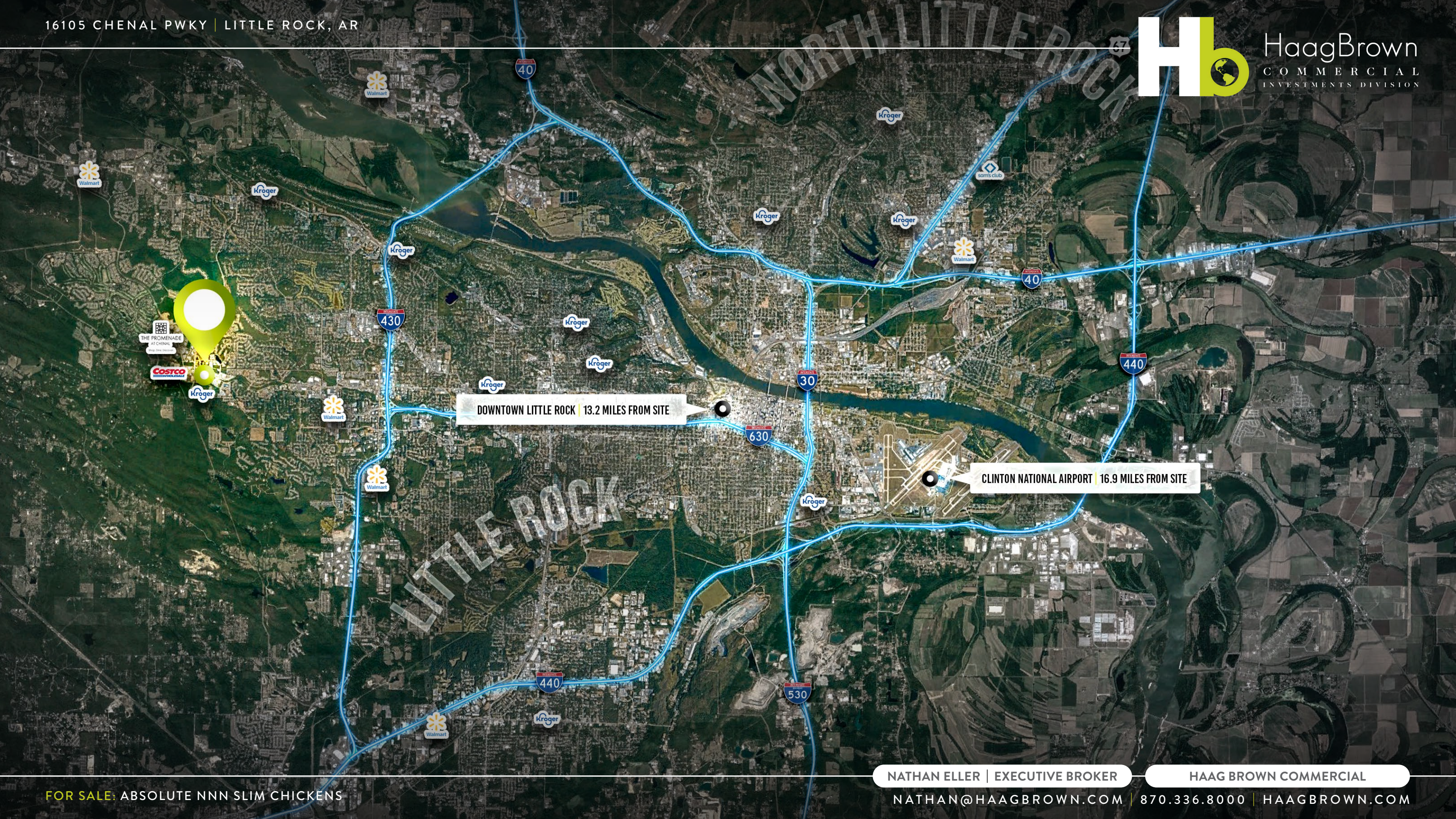
The Promenade at Chenal is an open-air lifestyle center located in the Chenal Valley Neighborhood of West Little Rock, Arkansas. It's home to a variety of upscale national, regional and local merchants, some of which are one-of-a-kind to the Natural State to include Apple, Madewell, Nike, Kendra Scott and Anthropologie.
[CLICK TO LEARN MORE](#)

THE PROMENADE
AT CHENAL

COSTCO
WHOLESALE

THE VILLAGES OF
WELLINGTON

CHENAL PARKWAY
3 MILE RADIUS



DOWNTOWN LITTLE ROCK | 13.2 MILES FROM SITE

CLINTON NATIONAL AIRPORT | 16.9 MILES FROM SITE

NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



nathan@haagbrown.com

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SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013



HaagBrown

COMMERCIAL

Real Estate & Development

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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