



LITTLE ROCK, AR

Former MedExpress

SIGNIFICANT VISIBILITY ON HEAVILY TRAFFICKED STREET – 41,676 VPD

BUILDING SIZE – 4,600 SF | LOT SIZE – 34,412 SF

41,676 VPD

CHENAL PARKWAY

CAPITAL BANK WAY

SUBJECT PROPERTY
FORMER ME
MedExpress

LISAACADEMY
WEST
ELEMENTARY
SCHOOL

entergy

HOBBY LOBBY
MARDEL
CLOTHES MENTOR
GENE LOCKWOOD
LITTLE ROCK - HOT SPRINGS
DAVID'S BURGERS
WHOLE HOG CAFE
WORLD CHAMPION BARBECUE

State Farm
Schlotzsky's
Little Caesars

Walgreens
SHERWIN WILLIAMS

Academy
SPORTS + OUTDOORS
Michaels
DOLLAR TREE
Aspen Dental
Office DEPOT
planet fitness
EVEN OPEN

TJ-maxx
NATURAL GROCEERIES
Walgreens
DOLLAR TREE
Advance Auto Parts
SALLY BEAUTY
RBC
SHERWIN WILLIAMS
MIDAS

BW Best Western
Hotels & Resorts

WHOLE FOODS MARKET
BEST BUY

COORS

MATTRESS KING
GAME X CHANGE

Bank of America

McALISTER'S DELI

Mizuki

verizon
WAFFLE HOUSE

SONIC

 **CP PARTNERS**
COMMERCIAL REAL ESTATE

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Surrounding Retail



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Former MedExpress

12300 CHENAL PARKWAY, LITTLE ROCK, AR 72211 [↗](#)

\$1,500,000

PRICE

\$312.50

PRICE/SF

BUILDING SIZE

4,600 SF

LOT SIZE

34,412 SF



Owner/user or redevelopment opportunity on heavily trafficked retail thoroughfare (41,000+ VPD)

Subject property located in **affluent Little Rock submarket** – average household incomes of \$117,000 within a 5-mile radius. **Numerous major national retailers located along Chenal Parkway** including Walmart, Sam’s Club, Whole Foods, ALDI, Hobby Lobby, Best Buy, and Trader Joe’s.

LEGEND



Property
Boundary

4,600

Building Size SF

34,412

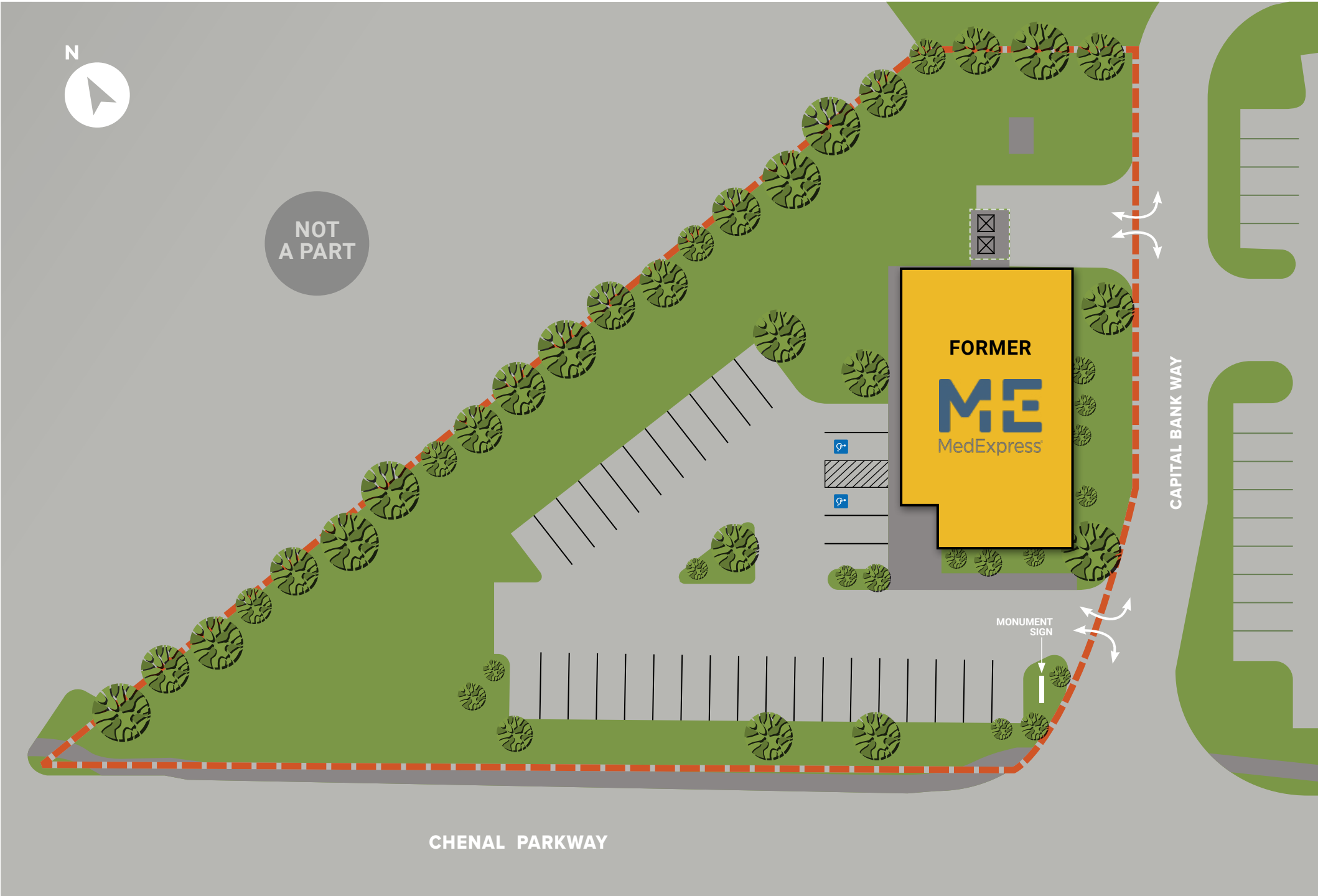
Lot Size SF

34

Parking Spaces



Egress











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MAUMELLE

41,676 VPD

CHENAL PARKWAY

CAPITAL BANK WAY

COSTCO WHOLESALE

CHEVROLET

PLATO'S CLOSET
Miracle-Ear
FIVE GUYS
BR baskin robbins

JOS. A. BANK
SportClips HAIRCUTS
COLD STONE CREAMERY

TARGET

THE HOME DEPOT

Chick-fil-A

CRASH CHAMPIONS COLLISION REPAIR TEAM

JIMMY JOHN'S SANDWICHES

CHASE

Audi

SHELL

Firestone COMPLETE AUTO CARE

CHIPOTLE MEXICAN GRILL
buntd CAKES
MOE'S SOUTHWEST GRILL

FIREHOUSE SUBS

pepper's

T Mobile

Jackson Hewitt TAX SERVICES
scrubs & beyond

SUBJECT PROPERTY
FORMER
ME
MedExpress

petco
OLD NAVY
ULTA BEAUTY
Great Clips
SHOE CARNIVAL
DAVID'S BRIDAL

ALDI

ETHAN ALLEN
Hollywood Feed
Guitar Center
Jersey Mike's SUBS
M

Kroger
Marshalls
five BELOW

DSW
amc THEATRES
ANTHROPOLOGIE
HomeGoods

HOBBY LOBBY
MARDEL

CLOTHES MENTOR Little Rock, AR
El Porton Mexican Restaurants

GENE LOCKWOOD'S since 1955
LITTLE ROCK - HOT SPRINGS
David's Burgers

WHOLE HOG CAFE
WORLD CHAMPION BARBECUE

LISAACADEMY WEST ELEMENTARY SCHOOL

SONIC

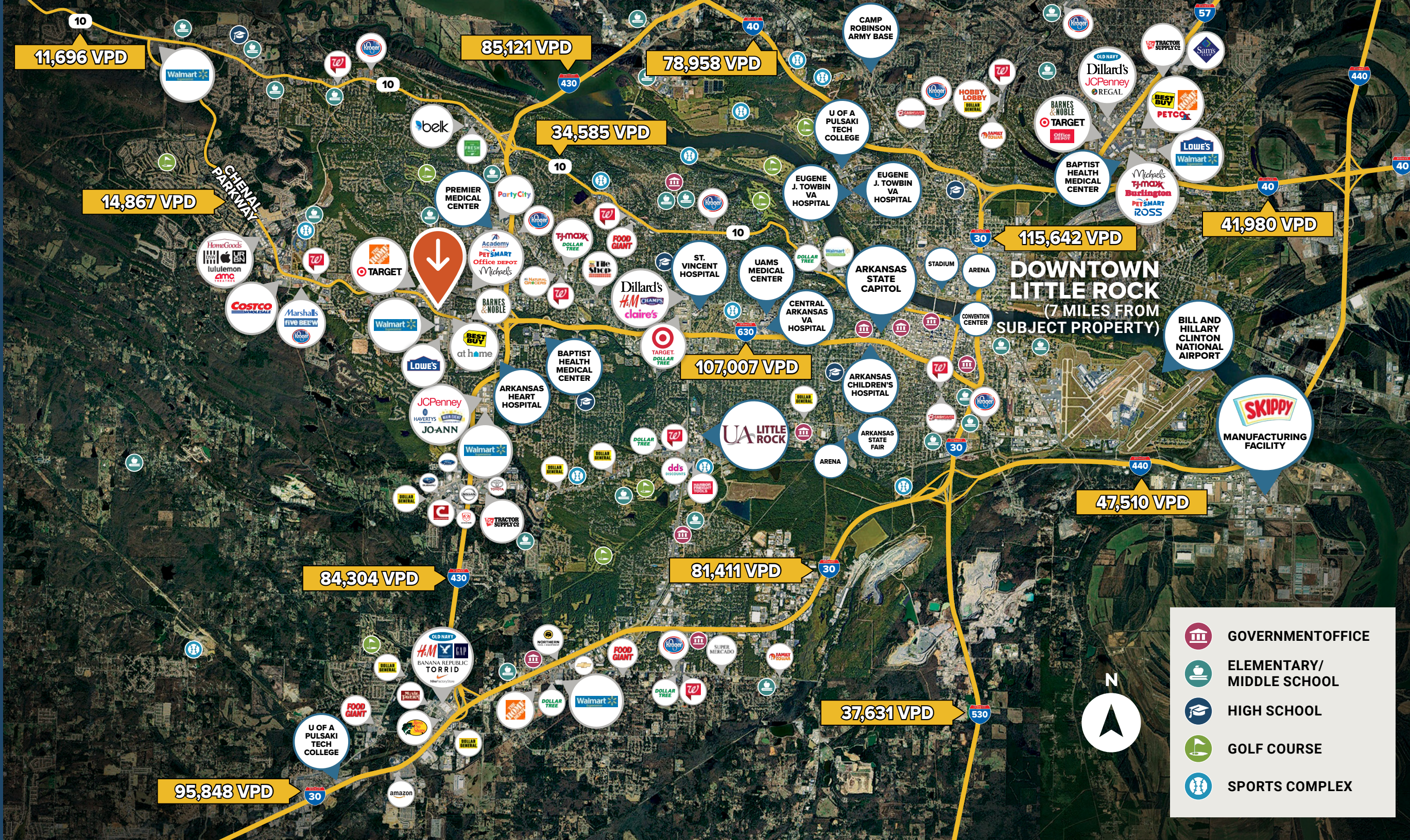
entergy



**DOWNTOWN
LITTLE ROCK**
(7 MILES FROM
SUBJECT PROPERTY)

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	9,315	65,425	123,544

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$82,712	\$108,175	\$117,765
Median	\$68,838	\$74,767	\$75,991

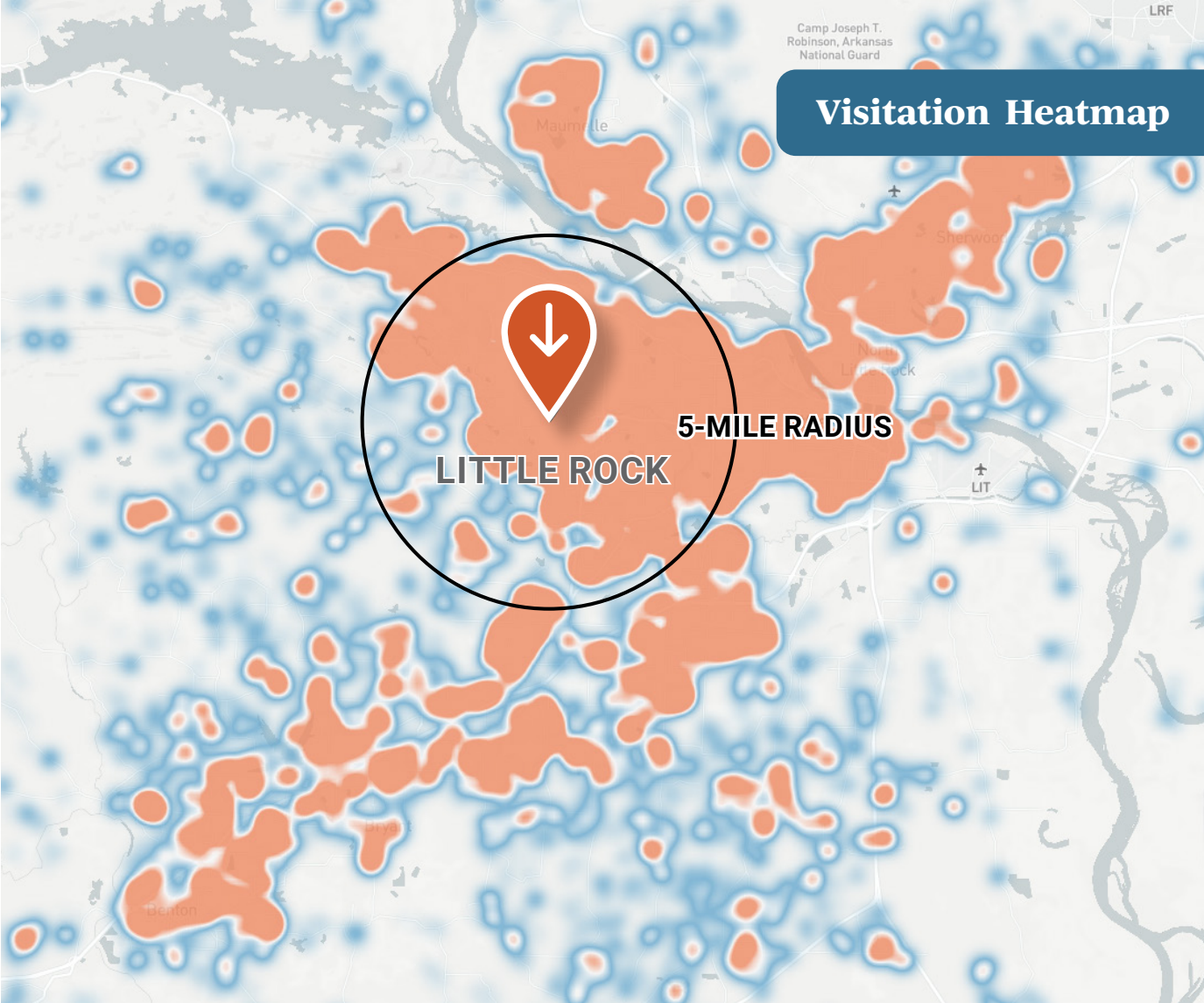
The nearby ALDI is **ranked in the 85th percentile (top 15%) in Arkansas** based on the number of visits in the past 12 months, driving consistent foot traffic that directly benefits the subject property

465.9K Visits

OVER PAST 12 MONTHS AT THE NEARBY ALDI

28 Minutes

AVERAGE DWELL TIME AT THE NEARBY ALDI



The shading on the map above shows the **home location of people who visited the nearby ALDI over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Little Rock, Arkansas

Arkansas' Capital City

- Spanning 123 square miles, Little Rock is the capital and largest city of Arkansas, situated in Pulaski County
- Nestled along the banks of the Arkansas River in the foothills of the Ouachita National Forest, its central location within the state makes it a strategic hub for transportation, commerce, and tourism
- Little Rock anchors the larger Little Rock-North Little Rock-Conway MSA, which has a population of 769,258
- As the state capital, Little Rock is home to numerous government agencies

Educational Institutions

- University of Arkansas at Little Rock is a public university with more than 9,500 full and part-time students enrolled in more than 130 programs of study in five colleges
- University of Central Arkansas, has more than 8,000 students and over \$1.01 billion annual economic impact

Business & Industry

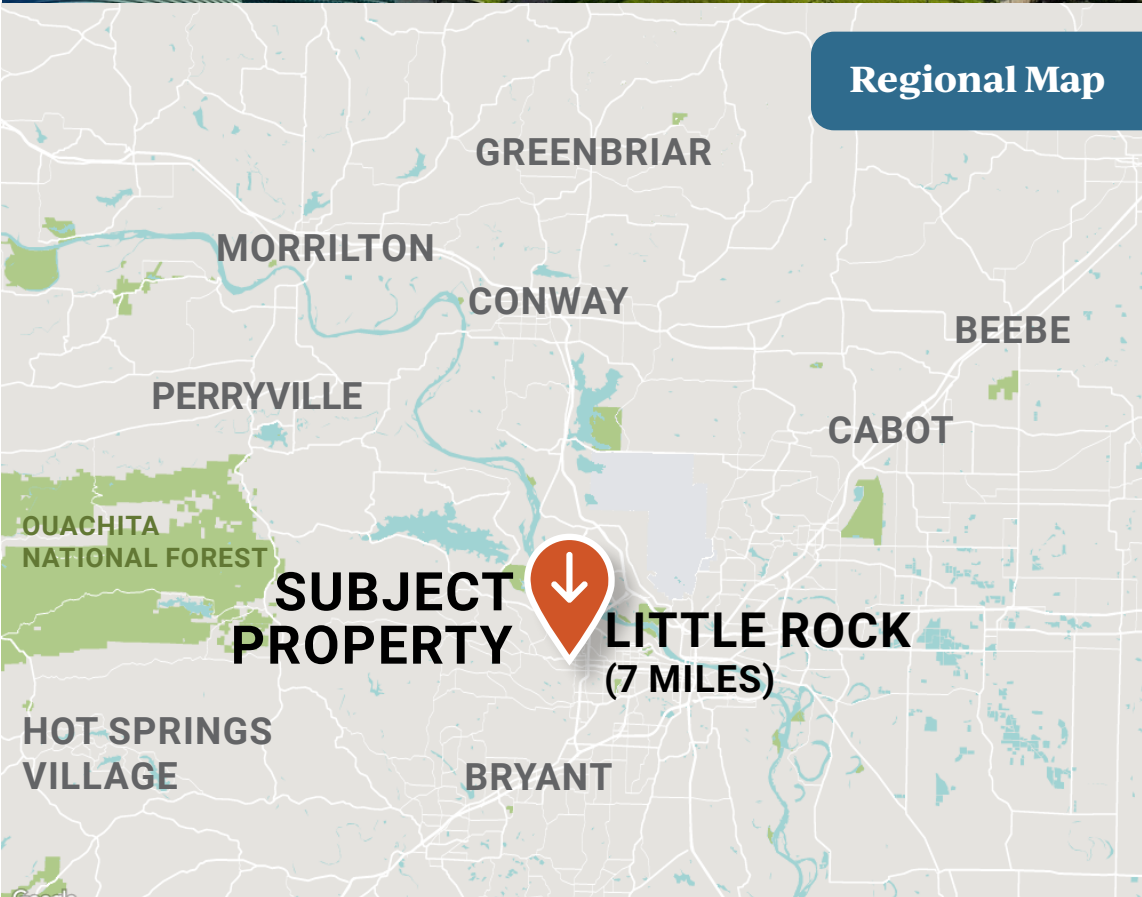
- Little Rock is a prominent healthcare hub, with renowned medical facilities including the University of Arkansas for Medical Sciences (UAMS) and the Arkansas Children's Hospital
- Central Arkansas offers a competitive business environment, driven by low operational costs, a highly educated workforce, and robust infrastructure— attracting major companies such as Walmart, AT&T, FIS Global, L'Oréal, Kimberly-Clark, and Skippy Foods
- The region is anchored by other key industries including advanced manufacturing, logistics and distribution, food processing, and financial technology

769,258

LITTLE ROCK MSA ESTIMATED
POPULATION (2024)

\$41.2 B

LITTLE ROCK MSA GDP



Regional Map



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