



LITTLE ROCK, AR

# Former MedExpress

SIGNIFICANT VISIBILITY ON HEAVILY  
TRAFFICKED STREET – 41,676 VPD

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



**CP PARTNERS**  
COMMERCIAL REAL ESTATE





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## Listing Team

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In Association with ParaSell, Inc.  
A Licensed Arkansas Broker  
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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.

# Site Plan

## LEGEND



Property Boundary

**4,600**

Building Size SF

**34,412**

Lot Size SF

**34**

Parking Spaces



Egress

NOT  
A PART

CHENAL PARKWAY

FORMER  
**ME**  
MedExpress®

CAPITAL BANK WAY



MONUMENT  
SIGN

## Subject Property Photos







Located in  
Arkansas'  
capital city

2.2 Million

VISITS TO THE WALMART  
SUPERCENTER ACROSS  
THE STREET

41,676

VEHICLES PER DAY ALONG  
CHENAL PARKWAY

7 miles

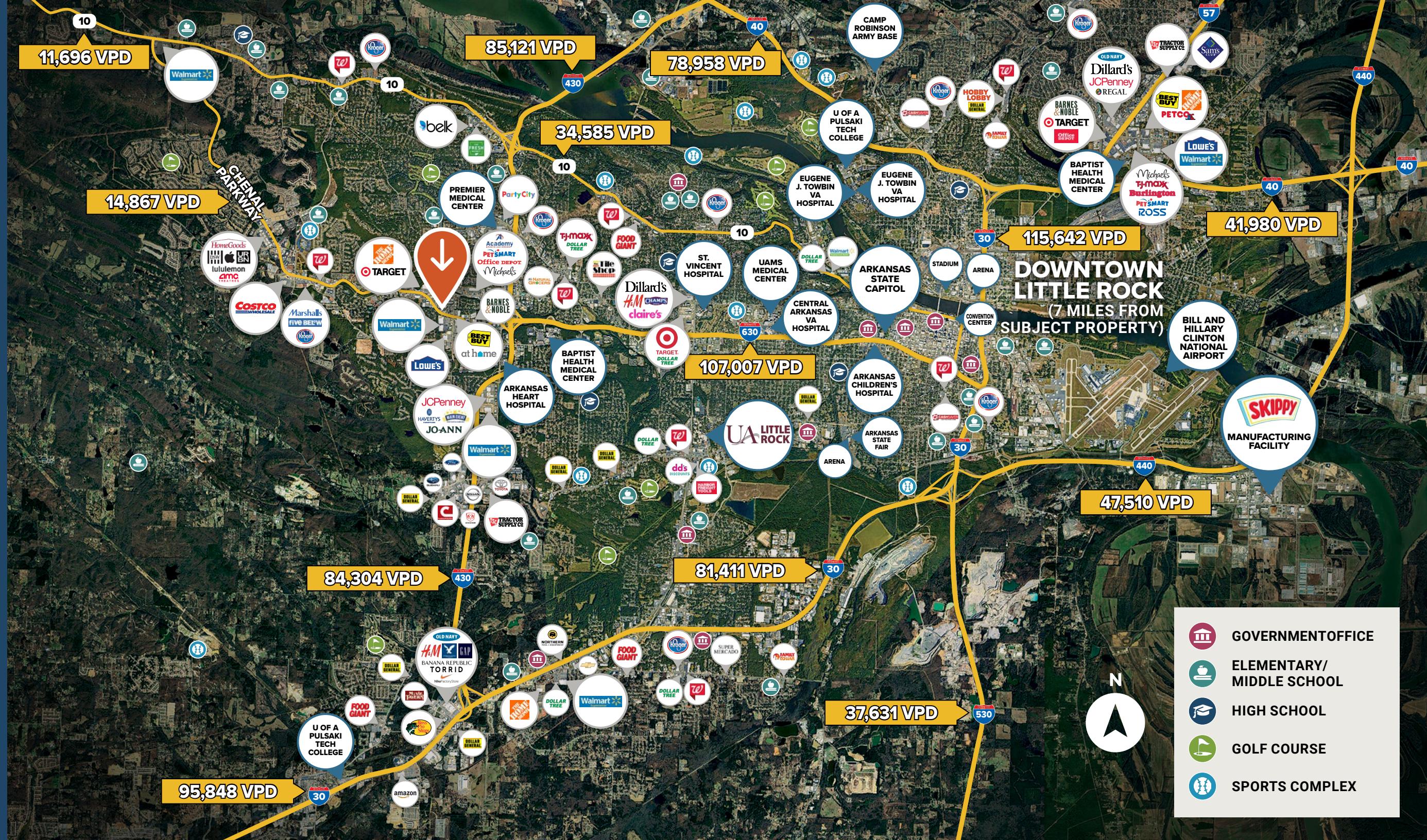
TO DOWNTOWN  
LITTLE ROCK



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

**(7 MILES FROM  
SUBJECT PROPERTY)**





### 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

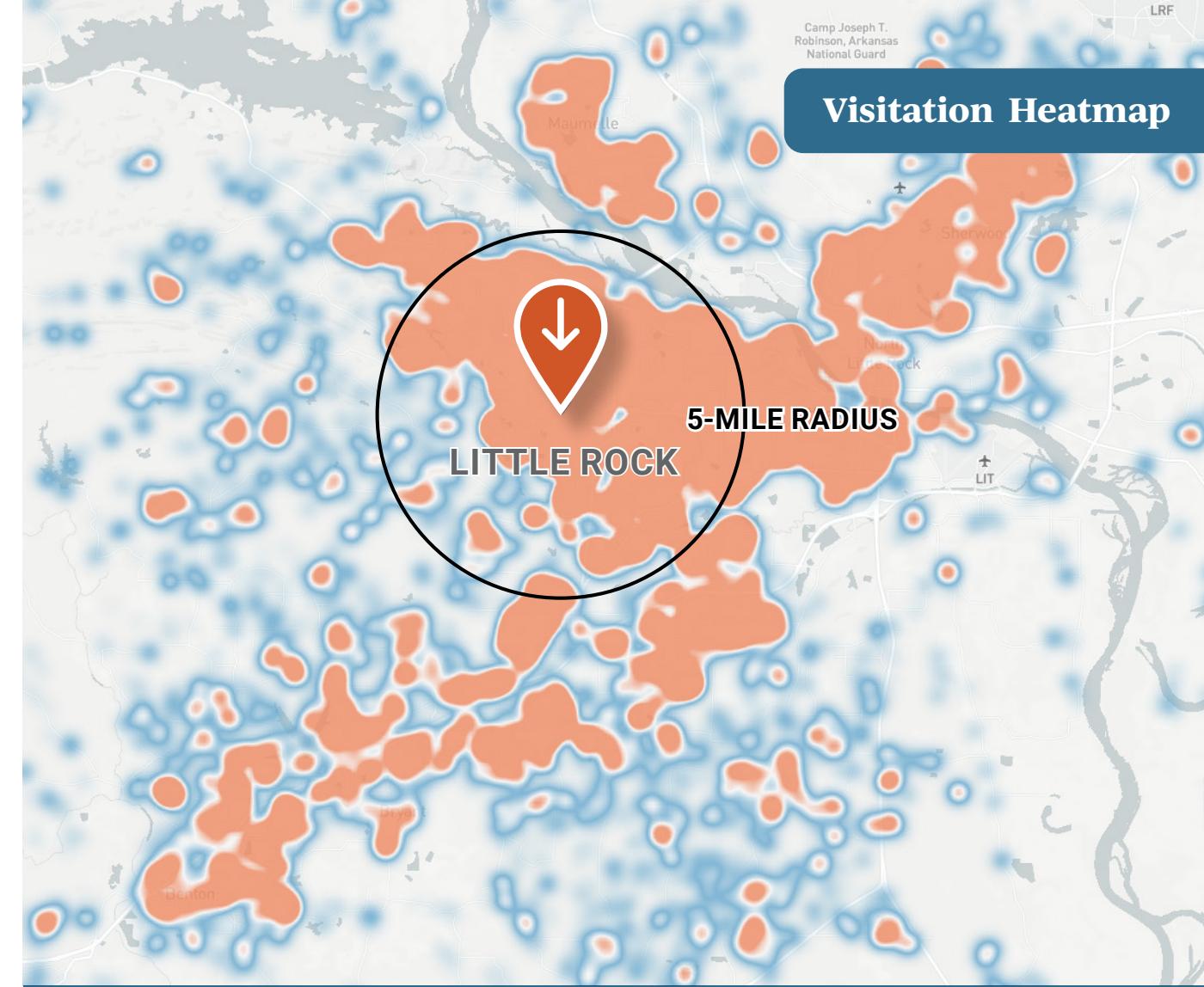
The nearby ALDI is **ranked in the 85th percentile (top 15%) in Arkansas** based on the number of visits in the past 12 months, driving consistent foot traffic that directly benefits the subject property

**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**

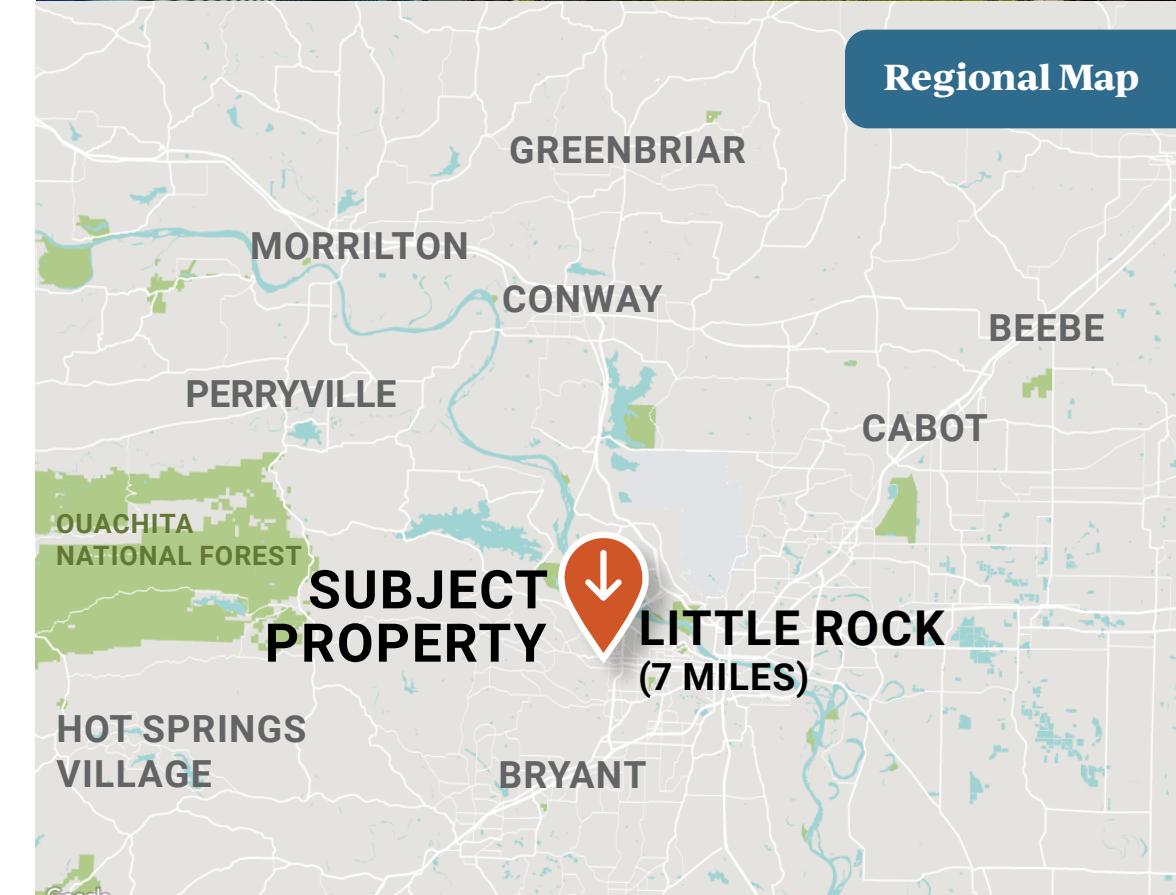
LITTLE ROCK MSA ESTIMATED  
POPULATION (2024)

**\$41.2 B**

LITTLE ROCK MSA GDP



Regional Map





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