



FOR LEASE | OFFICE/ MEDICAL/SPECIALTY/ EXECUTIVE SUITES

THE VILLAGE AT RAHLING ROAD

25 & 27 Rahling Circle , Little Rock, AR 72223



LEASE OVERVIEW

AVAILABLE SF: 960 -5300 SF
Mixed Uses Available

LEASE RATE: \$15.00SF/Annual (MG)

LOT SIZE: 3.3 Acres

BUILDING SIZE: 35,960 SF

BUILDING CLASS: B

YEAR BUILT: 2001

PROPERTY DESCRIPTION

-The Village of Rahling Road on the SE corner of Chenal Parkway/ Rahling Road has been called one of the best corners in the South.

-Prime upscale high demand area.

-Executive office suite available with high levels of attention to detail.

- Anchor tenants include "O Looneys" which is a upscale liquor store specializing in unique wines and beverages as well as Cantina Cinco De Mayo restaurant AND NOW the all new SAMU Sushi and Hibachi Restaurant. AND BONES CHOPHOUSE.

- Ample parking and centrally located in the heart of Chenal.



CAMME FELL

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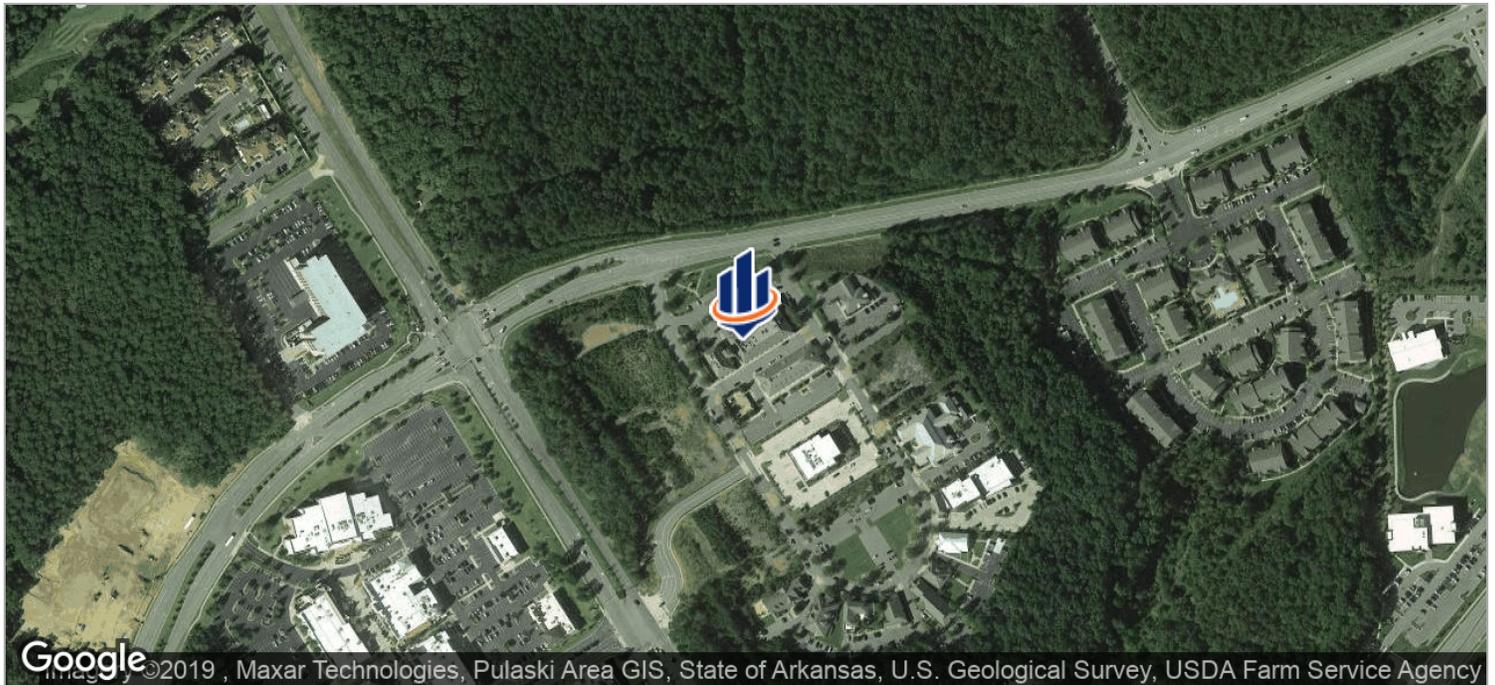
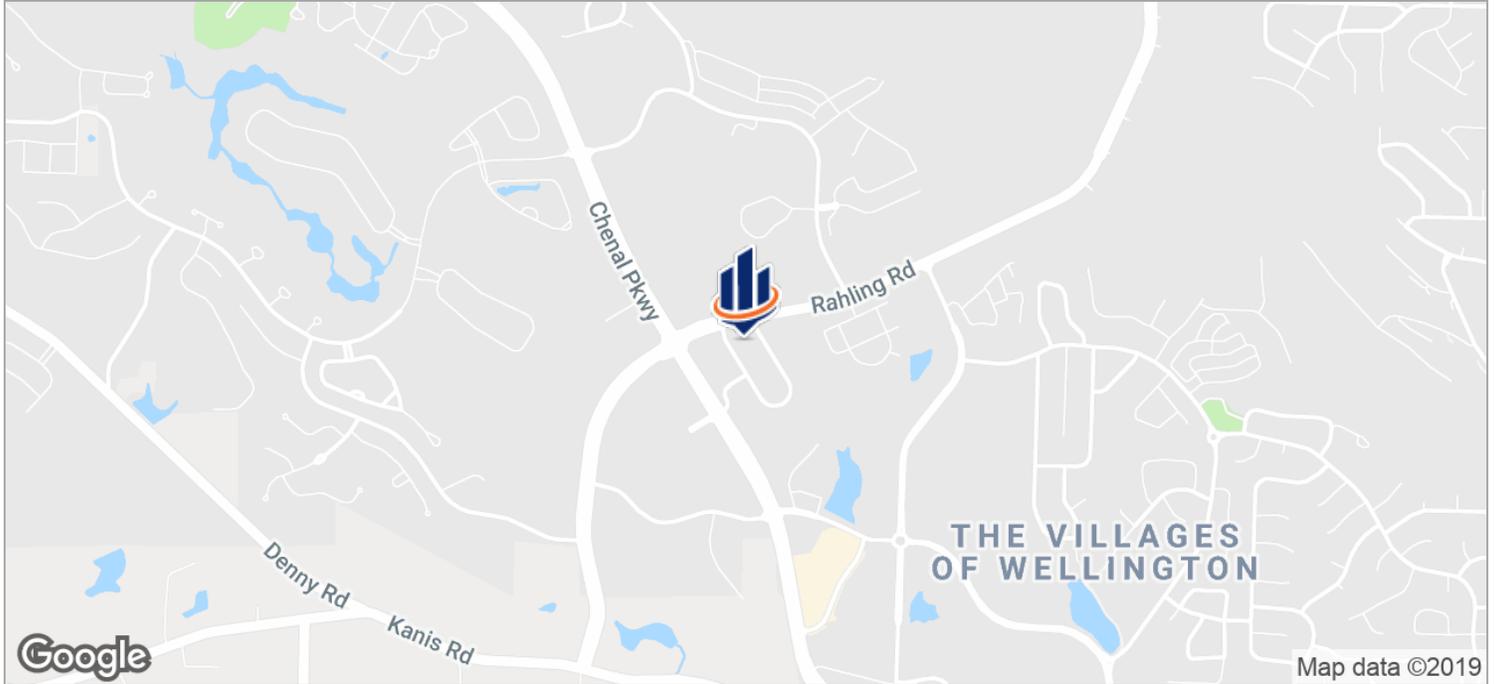
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#17 Suite A-1 [2520 Square]



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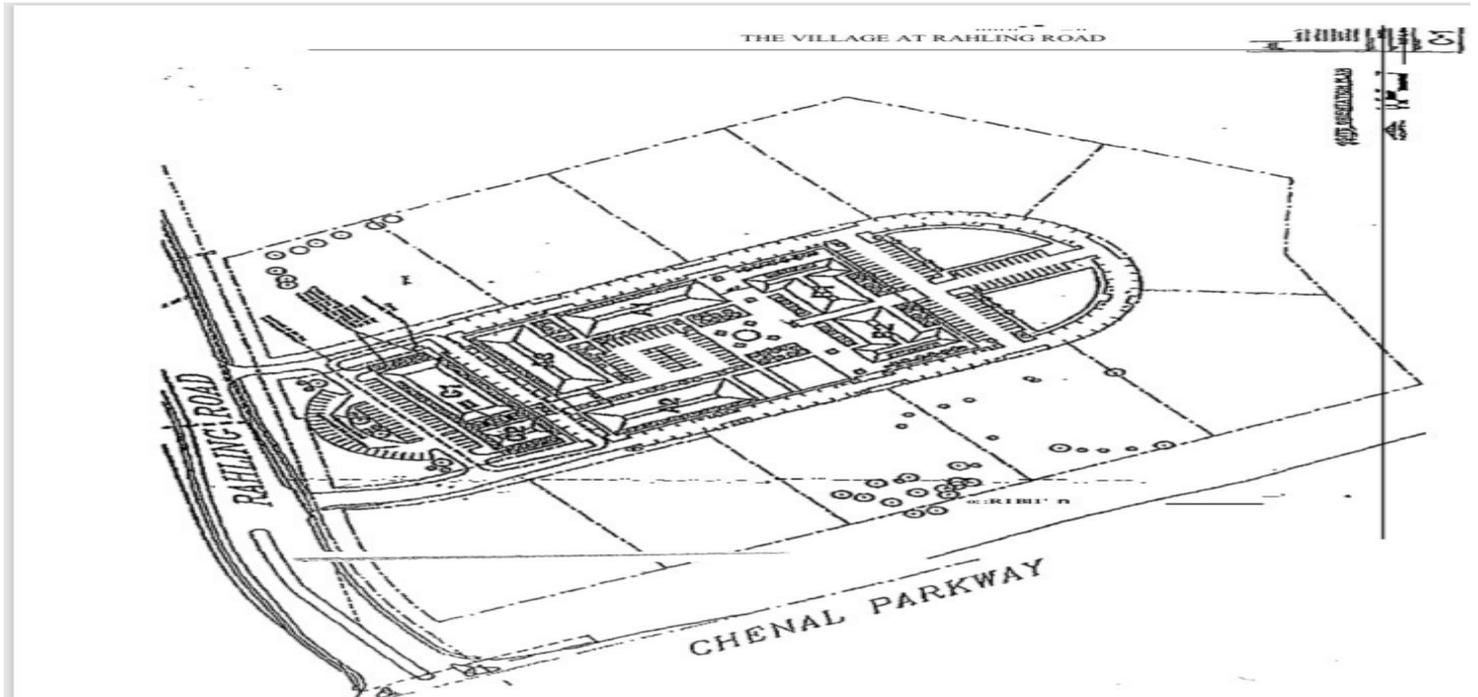
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LEASE TYPE | MG

TOTAL SPACE | 960 - 5,300SF

LEASE TERM | Negotiable

LEASE RATE | \$15.00



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
25 Rahling Circle Suite A-1	Available	2,790 - 5,500 SF	Modified Gross	\$15.00 SF/yr	Elegant medical or office suite. Call to schedule a tour.
25 Rahling Circle, Suite A-2	Available	2,510 SF	Modified Gross	\$15.00 SF/yr	Large, open space, can be combined with 25 A-1 for a total of 5300SF
25 A-1 and A--2	Available	2,510 - 5,300 SF	Modified Gross	\$15.00 SF/yr	Can combine Chenal Aesthetics and Ar Spine Center into one large corner suite.
25 Rahling Circle, Suite D	Available	960 SF	Modified Gross	\$15.00 SF/yr	Raw shell. Build it how you want it! Can be combined with another shell suite for 1920 SF
25 Rahling Circle, Suite E	Available	960 SF	Modified Gross	\$15.00 SF/yr	Raw shell. Build it how you want it! Can be combined with another shell suite for 1920 SF
25 Rahling Circle Suite D&E	Available	1,920 SF	Modified Gross	\$15.00 SF/yr	Raw shell space, build it how you like it!
25 Rahling Circle, Suite F	Available	960 SF	Modified Gross	\$1,360 per month	Move in ready. Corner suite.
27 Rahling Circle Suite C1	Available	1,100 SF	Modified Gross	\$15.00 SF/yr	Move-in ready. Open concept.



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Google

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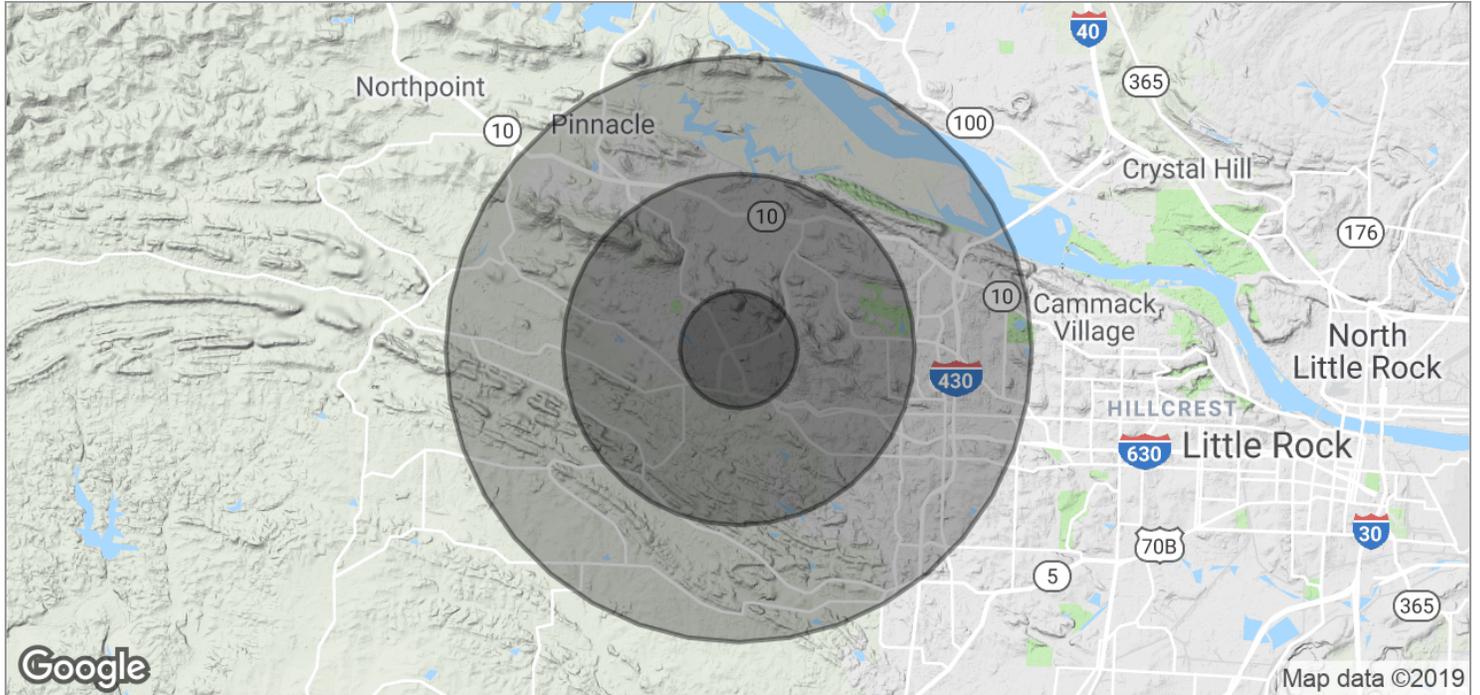
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,424	31,471	68,272
MEDIAN AGE	36.4	37.9	37.3
MEDIAN AGE (MALE)	36.7	37.7	36.3
MEDIAN AGE (FEMALE)	36.3	38.4	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,701	12,448	28,708
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$122,607	\$118,860	\$97,074
AVERAGE HOUSE VALUE	\$415,093	\$341,315	\$312,938



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