

16105 CHENAL PARKWAY | LITTLE ROCK, AR

FOR LEASE

25,699 SF SPACE IN KROGER-ANCHORED STRIP CENTER



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined by aerial imagery and may not be exact.



870.336.8000



ZAC@HAAGBROWN.COM

ZAC QUALLS | EXECUTIVE BROKER



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COMMERCIAL





PROPERTY OVERVIEW

The Chenal Shopping Center is a 63,212 SF national-tenant power center located in one of the fastest-growing corridors of Arkansas' largest market. Situated near the state's largest master-planned community, [Chenal Valley](#), adjacent to a top-producing Kroger, and with [the state's first Costco](#) right next door, the Chenal Shopping Center has solidified its position as a focal point of retail traffic and easily ranks among the premier regional attractions in Little Rock - a market of over 1 million people.

With two prominent intersections on each end of the site that contribute to a [traffic count of over 36,000 cars per day](#), this is arguably one of the best pieces of retail real estate in Arkansas. Some of the neighboring restaurants, businesses, and retailers include Chuy's, Starbucks, Tide Dry Cleaners, Arvest Bank, Westrock Orthodontics, Dental Solutions, HomeGoods, Apple, Kohl's, Home Depot, Target, Walmart, Whole Foods, and Academy Sports. The site also sits just South of [The Promenade at Chenal](#), a high-end, open-air lifestyle center located in Chenal Valley.

The Chenal Shopping Center houses a diverse group of tenants with long-term leases in place. The lineup includes Kroger Marketplace, Walk-On's, and a pair of national credit tenants: Five Below, one of the fastest-growing retailers in the country, and Marshalls, a popular retailer offering items from vendors around the world.

The 21,007 square-foot inline space, formerly occupied by a regional furniture retailer, is currently available for lease, as well as, an additional 4,692 SF bonus space, located at the rear of the building.

PROPERTY HIGHLIGHTS

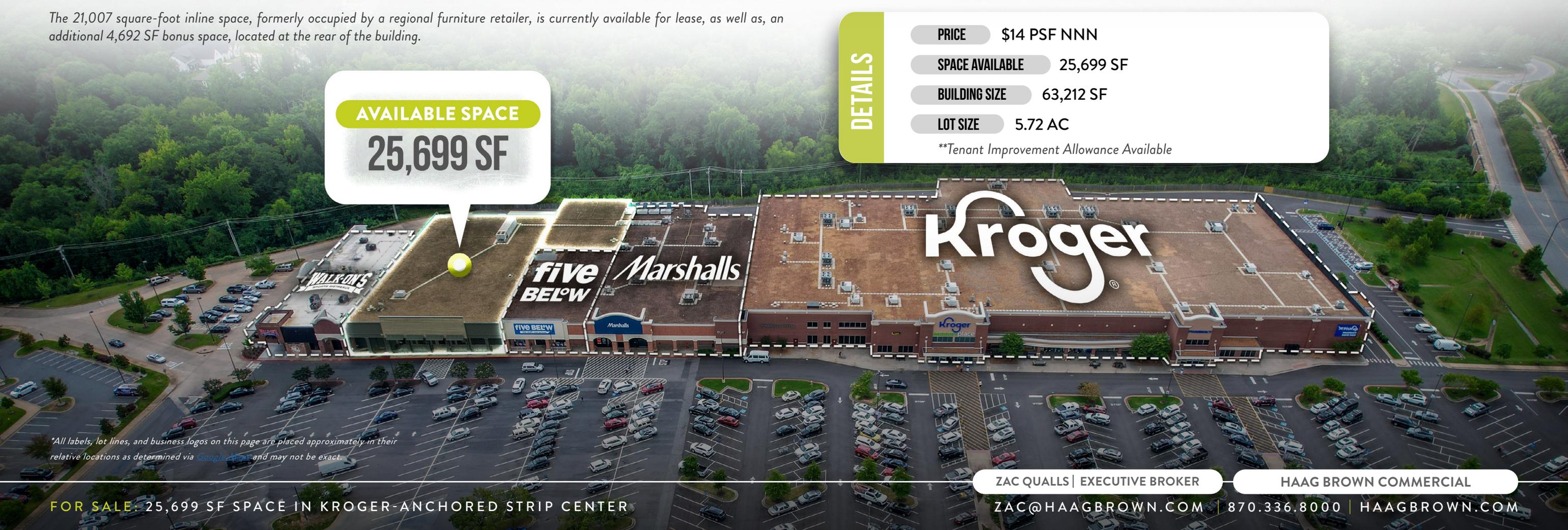
- RARE SPACE AVAILABLE IN SOME OF THE BEST REAL ESTATE IN WEST LITTLE ROCK
- PROFESSIONALLY MANAGED PROPERTY
- INLINE SPACE FORMERLY OCCUPIED BY FURNITURE RETAILER
- "GRADE A" DEMOGRAPHICS
- BETWEEN WALK-ON'S AND 5 BELOW
- SURROUNDED BY TOP PRODUCING RESTAURANTS
- JOINED BY (2) NATIONAL CREDIT TENANTS
- THE PROMENADE AT CHENAL LOCATED 1-MILE NORTH OF SITE
- AREA RETAILERS INCLUDE HOMEGOODS, KOHLS, HOME DEPOT, BED BATH & BEYOND, TARGET, WALMART, WHOLE FOODS, APPLE STORE, AND ACADEMY SPORTS.
- MASSIVE GROWTH MARKET
- BRAND-NEW COSTCO LOCATED ACROSS THE STREET

DETAILS

- PRICE \$14 PSF NNN
- SPACE AVAILABLE 25,699 SF
- BUILDING SIZE 63,212 SF
- LOT SIZE 5.72 AC

***Tenant Improvement Allowance Available*

AVAILABLE SPACE
25,699 SF



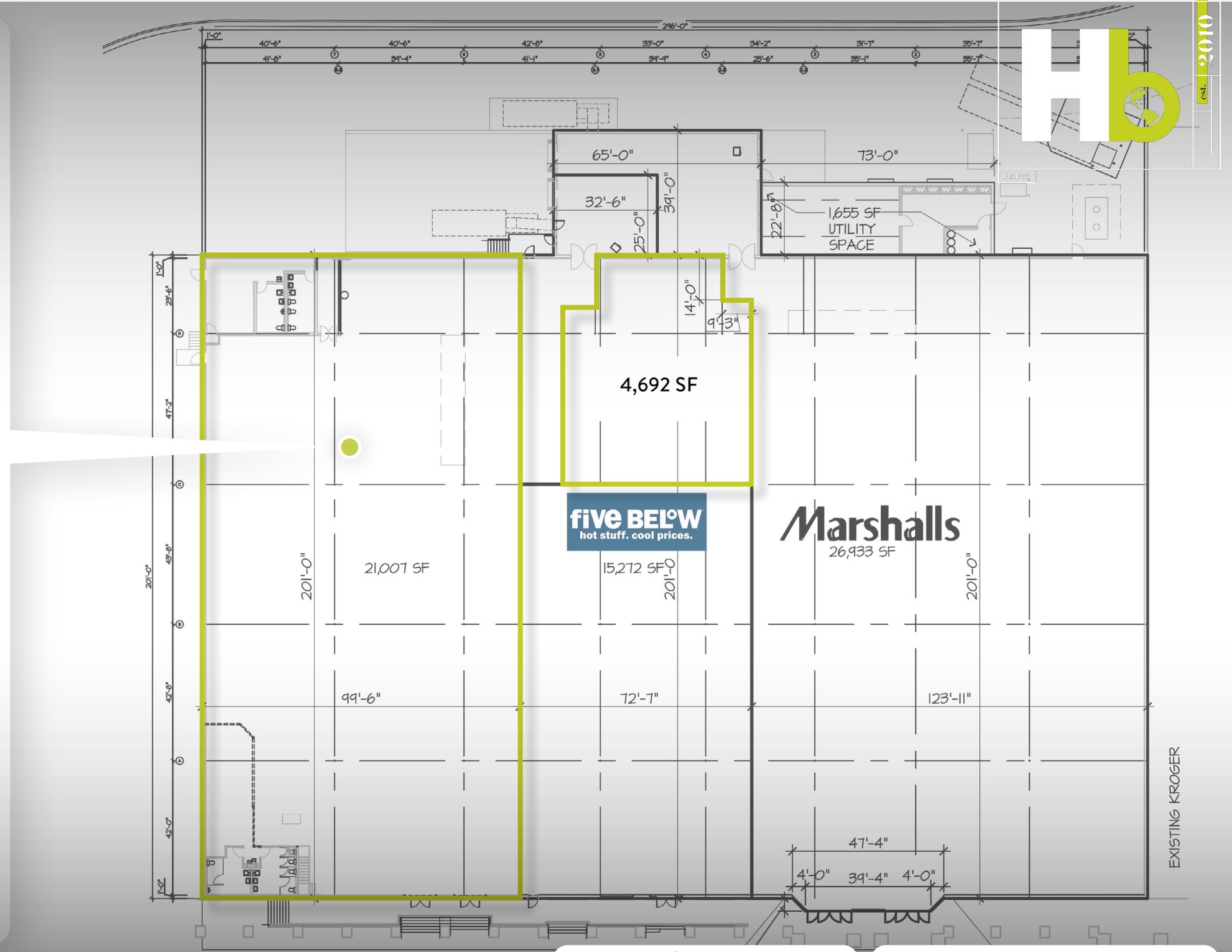
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*Traffic Counts Calculated via [ARDOT Daily Traffic Map](#)

RECENTLY OPENED IN 2021

CLICK TO LEARN MORE



2010



36,000+ CPD

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PITZROY PROMENADE

CHENAL STORAGE

SPP Southwest Power Pool

Walgreens
Arbys

tierpoint

First National Bank

Chuy's
TEX-MEX

WALK-ON'S

five BELOW
Marshalls

Kroger

ARTHURS PRIME STEAKHOUSE

Oceans
AT ARTHURS

36,000+ CPD

ARVEST

Starbucks

Dental Solutions
OF LITTLE ROCK

DRY CLEANERS

CHASE

CHENAL PARKWAY

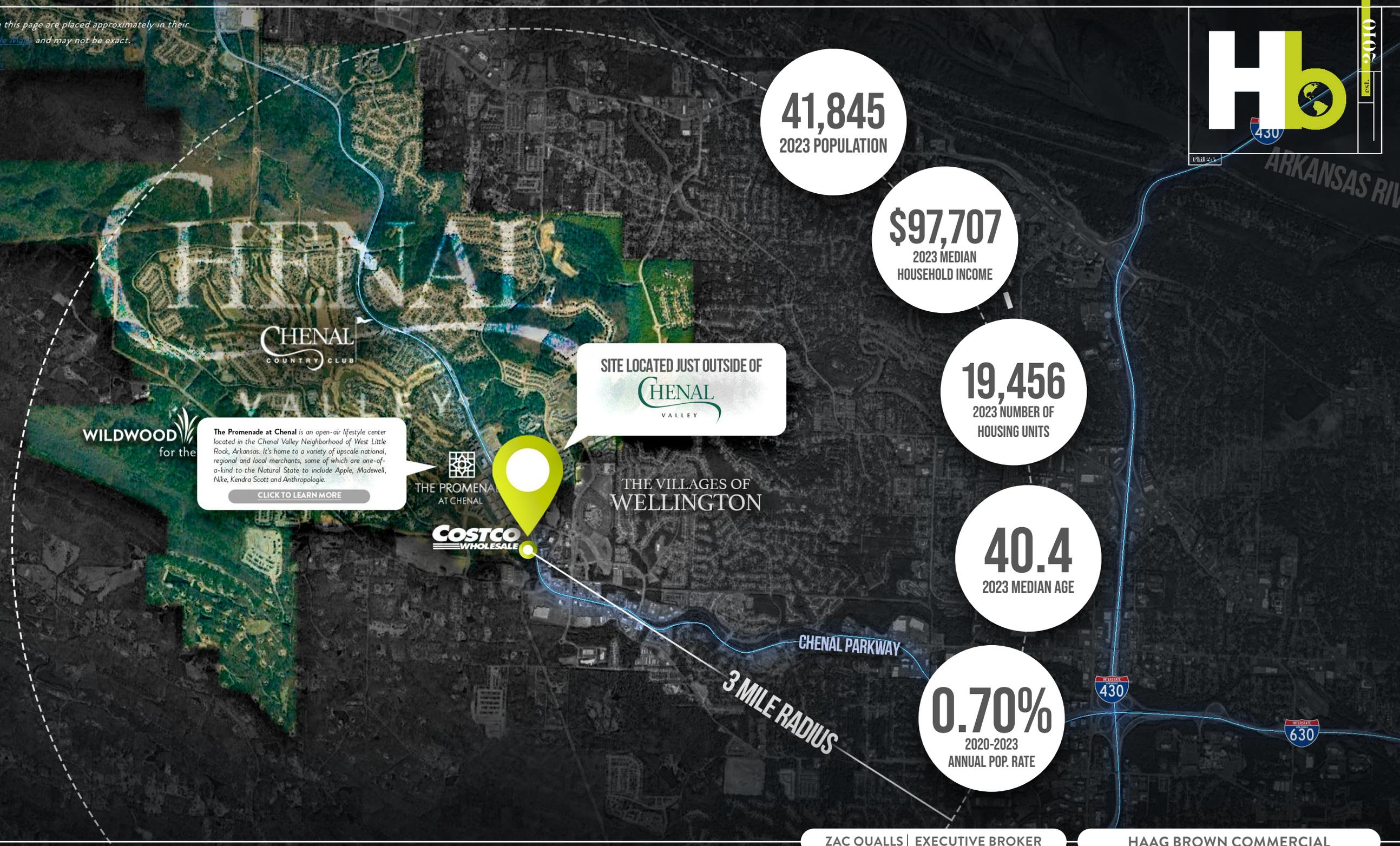
KIRK RD

Relyance Bank



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**All demographics are prepared by Esri*



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](#)

WILDWOOD
for the

THE PROMENADE
AT CHENAL

COSTCO
WHOLESALE

THE VILLAGES OF
WELLINGTON

CHENAL PARKWAY
3 MILE RADIUS

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EST. 2010



DOWNTOWN LITTLE ROCK | 13.2 MILES FROM SITE

CLINTON NATIONAL AIRPORT | 16.9 MILES FROM SITE



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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.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



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DYLAN QUALLS
ASSET MANAGER



EMMA BASSETT
FINANCIAL OFFICER

ABOUT OUR ASSET MANAGEMENT TEAM

HB Asset Management is a division of Haag Brown Commercial Real Estate led by Dylan Qualls and Emma Bassett. The Asset Management division of Haag Brown oversees the management and development of some of the most notable assets in Arkansas including The 2400 Building, The Highlands, Southwest Drive Center, and The Metro Center in Jonesboro; The Chenal Center in Little Rock; and 706 S Walton in Bentonville.

Our portfolio management encompasses over 1,000,000 SF of premier commercial real estate reaching retail centers, restaurant buildings, office spaces, industrial warehouses, and medical practices across Arkansas. Our team uses a hands-on approach to ensure each property reaches its full potential. We are committed to going above and beyond to meet the specific needs of each of our clients, always striving to optimize functionality and maximize value for every property owner.



ZACQUALLS

Executive Broker - Leasing & Brokerage

PRIMARY
LEASING CONTACT



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007

MEET OUR PRINCIPALS



GREG HAAG

CO-FOUNDER, PRINCIPAL, CCIM

Greg has been developing commercial real estate in the Southeast for **over 45 years**, with extensive experience across the industrial, medical, retail, and office sectors. Over his career, he has **successfully developed more than 200 projects** throughout Arkansas, Texas, Tennessee, Missouri, Mississippi, and western Kentucky, and it is not uncommon for him to be involved in 10 development projects at a given time. At Haag Brown, Greg provides strategic leadership and a macroeconomic outlook, ensuring that the firm and its clients are well-positioned for long-term growth. His understanding of economic cycles, demographic trends, capital markets, and consumer behavior allows him to anticipate market shifts and identify high-potential development opportunities, shaping the firm's development strategy and ensuring Haag Brown and its clients continue to adapt to evolving economic conditions. Greg is a Certified Commercial Investment Member (CCIM) and an active member of ICSC.

45+ YEARS OF REAL ESTATE DEVELOPMENT & INVESTMENT EXPERIENCE



JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has over 16 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWW, Starbucks, Tacos 4 Life, and Slim Chicken's, through an entire state in a quick time frame. Acting as the virtual extension of his clients' real estate department, Joshua has produced multiple high-volume locations for Tommy's Express Car Wash, Dairy Queen, Freddy's Frozen Custard & Steakburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including "The New Influentials, 20 in Their 20's," "Arkansas Business' 40 under 40," "Arkansas State University College of Business Executive of the Year," "Arkansas Money & Politics Top 100 Professionals," and was a finalist for "Arkansas Business' Executive of the Year." He led Haag Brown to be named "Arkansas Business' Small Business of the Year" and has been the top commercial broker in sales volume in Northeast Arkansas for the past 11 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP COMMERCIAL BROKERS IN THE SOUTHERN U.S.

