

SHACKLEFORD CROSSINGS | LEASING GUIDE

Interstate 430 & Shackleford Rd, Little Rock, AR



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OFFERING SUMMARY

Offering	For Lease
Address	2602-2614 S Shackleford Road, Little Rock, AR
Property Type	Open-Air Lifestyle Shopping Center
Lease Rate	Contact Agent
Available SF	2,000 SF – 30,000 SF
Year Built	2007
Acreage	30.45 Acres
Zoning	PCD



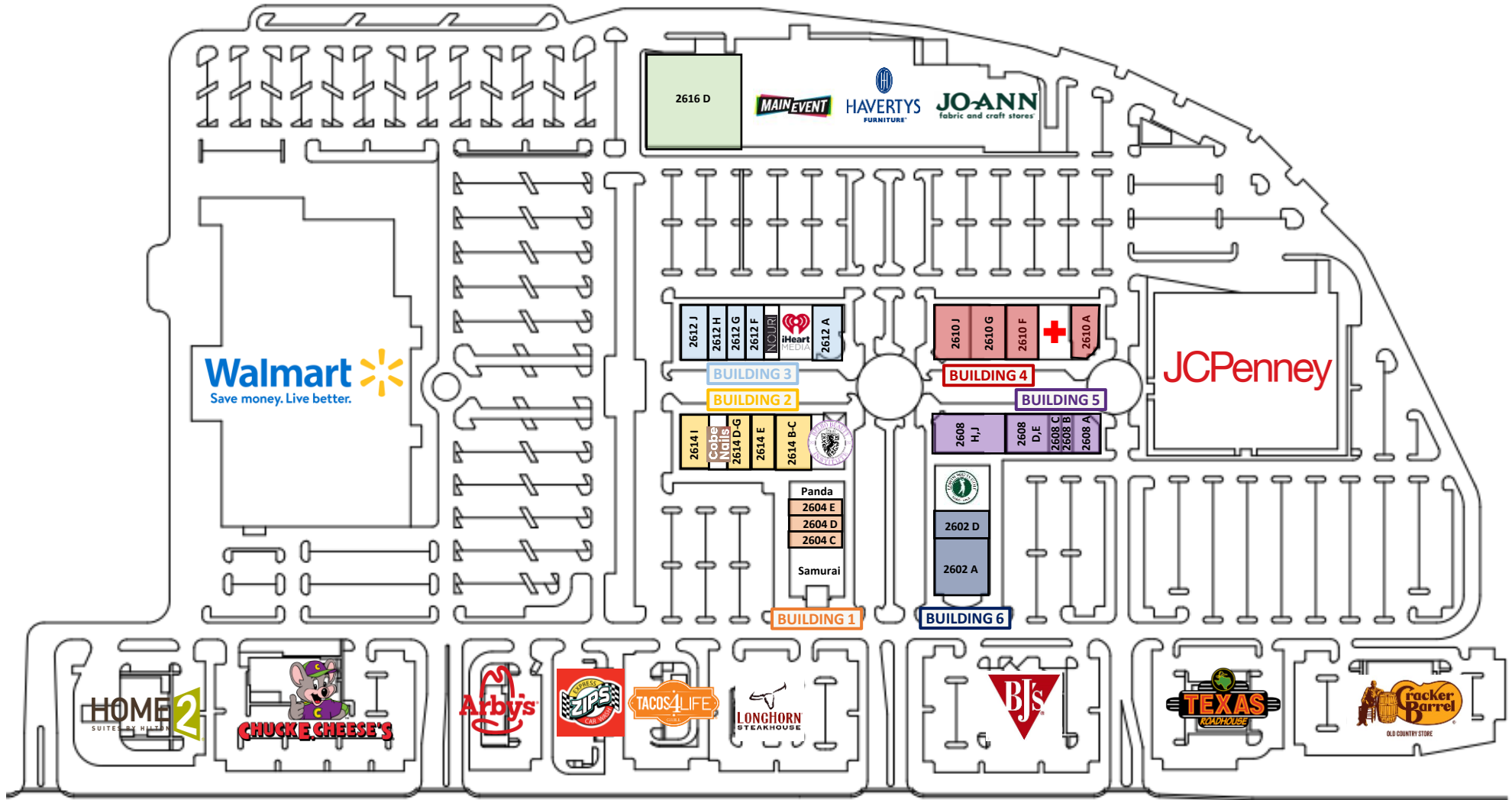
PROPERTY HIGHLIGHTS

Shackleford Crossings is an open-air shopping center located strategically on Shackleford Road at Interstate 430, which boasts traffic of 100,000+ vehicles per day.

The 590,000-square-foot center features national retailers such as Walmart, JCPenney, Edwin Watts Golf, JoAnn Fabrics and Crafts, Havertys Furniture, Texas Roadhouse, BJ's Brewhouse and Longhorn Steakhouse, among others. Main Event, a 50,000-square-foot national family entertainment venue, opened in the spring of 2023 and attracts hundreds of families a week.

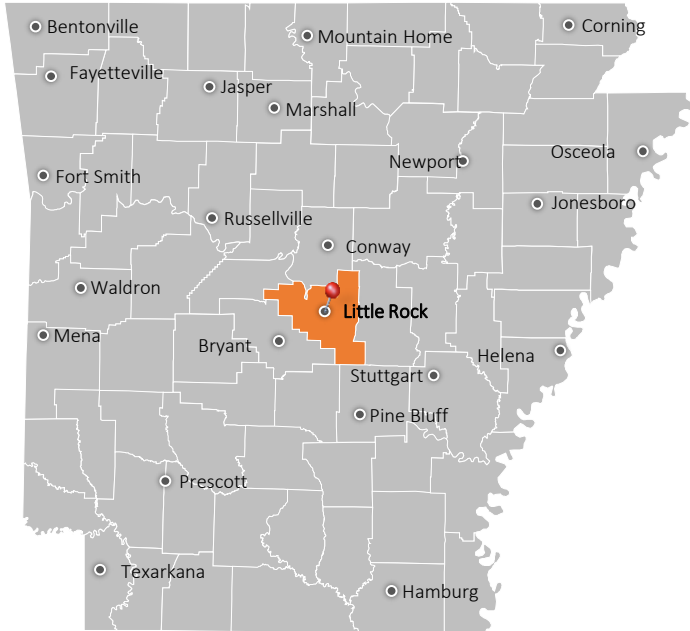
[Click here for an aerial overview video of the property](#)





Building	Anchor	1	1	1	2	2	2	2	3	3	3	3	3	4	4	4	4	5	5	5	5	5	6	6
Suite	2616 D	2604 C	2604 D	2604 E	2614 B,C	2614 E	2614 D,G	2614 I	2612 A	2612 F	2612 G	2612 H	2612 J	2610 A	2610 F	2610 G	2610 J	2608 A	2608 B	2608 C	2608 D,E	2608 H,J	2602 A	2602 D
SF	30,000	3,013	2,000	2,484	6,689	5,702 SF	5,000	4,000	4,000	4,017	2,400	3,432	4,595	5,044	5,596	3,469	6,718	3,231	1,518	1,593	5,198	7,266	9,000	4,685

LITTLE ROCK, ARKANSAS



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

West Little Rock specifically has seen immense growth in recent years. Notably, BancorpSouth recently opened a new 40,000 SF statewide banking headquarters, and just across the street is First Community Bank’s new 20,000 SF statewide banking headquarters. Also nearby is the 90,000 SF Simmons Bank building, the 270,000 SF open-air retail center The Promenade at Chenal, and down the road is the 127-room, Class-A Aloft Hotel.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	64,618	140,950	320,256
Households	29,130	61,736	137,583
Average Age	39.3	39.5	39.5
Average Household Income	\$77,945	\$85,645	\$85,003
Businesses	3,180	6,430	12,516

**Demographic details based on property location*



THANK YOU



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