

# DEVELOPMENT OPPORTUNITY IN WEST LITTLE ROCK

Costco Outparcels | 16901 Chenal Pkwy | Little Rock, AR 72212

**ONLY  
ONE LOT  
LEFT!**



**LOT 3A:  
±1.53 AC**

**LOT 4A:  
LOI PENDING**

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## AVAILABLE

Lot 3A: ±1.53 Acres

## PRICE

Now accepting offers

## COMMENTS

- Only one lot left!
- Frontage on Kanis Rd, providing optimum visibility with 36,000+ vehicles per day
- Located in front of Costco in a highly desirable location in the heart of the Chenal retail corridor
- Densely populated area with a high average household income
- Nearby amenities include The Centre at Chenal, The Promenade at Chenal, and some of the city's most popular restaurants, retailers, and hotels

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,422	40,090	85,051	265,485
AVERAGE HH INCOME	\$120,878	\$130,512	\$108,167	\$86,186
TOTAL HH	1,756	17,452	37,321	113,174

## TRAFFIC COUNTS

Chenal Parkway: 35,260 VPD

Kanis Road: 8,100 VPD



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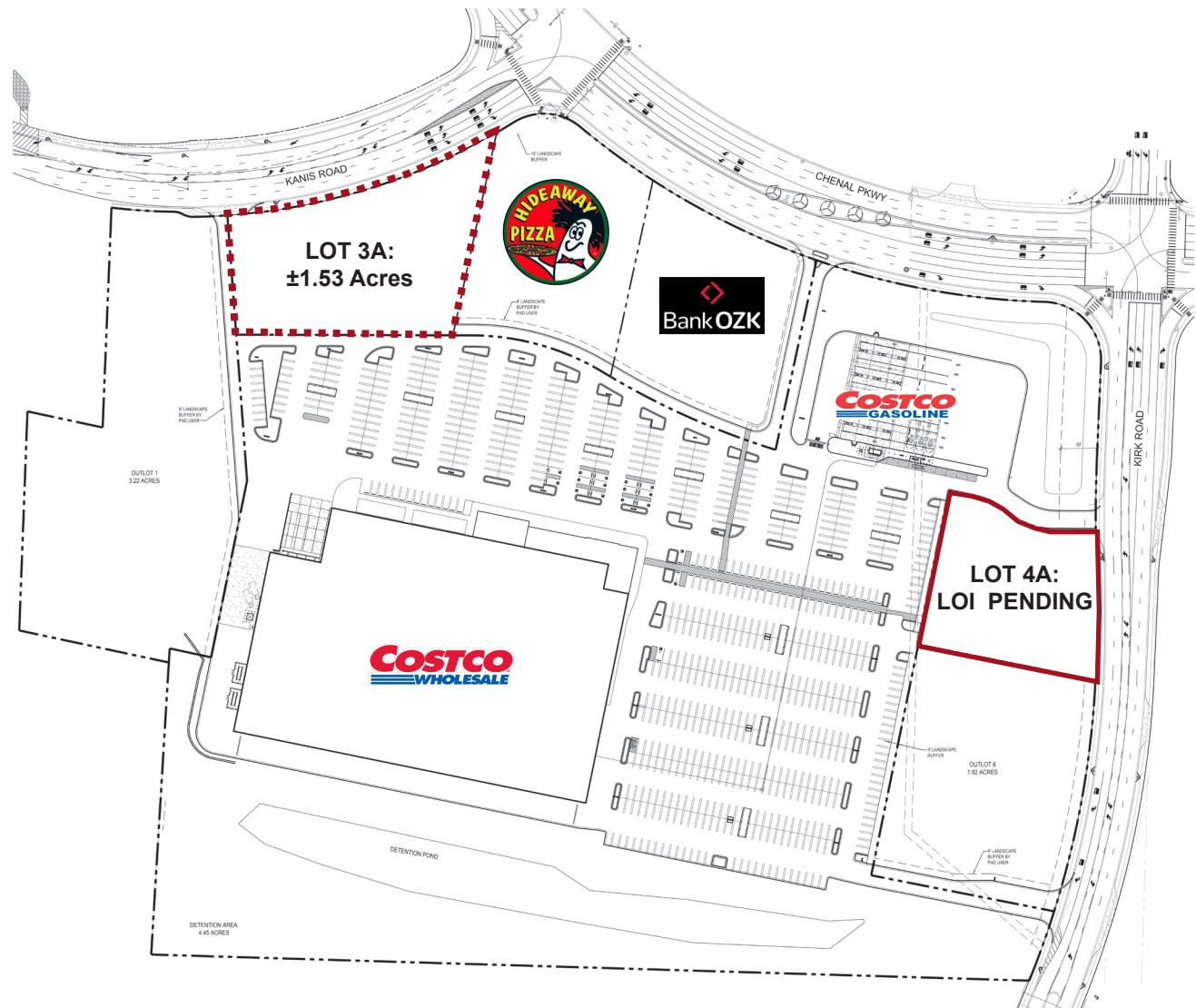
**KELLEY COMMERCIAL PARTNERS**

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## CONDITIONS OF OFFERING:

1. All outlots are being offered on an "AS-IS" "WHERE IS" basis;
2. All outlots will be subject to Costco's Declaration of Restrictions and Easements Agreement;
3. Purchasers are responsible for all costs of site development, including, without limitation, costs and expenses associated with bringing utilities to the property and all "tap" fees; and
4. Signs will be limited to small ground monument signs as permitted by applicable codes and laws; no multi-tenant signs will be constructed on the outlots.



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**CHAINLINKS**  
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