

ANNOUNCING SHACKELFORD CROSSINGS

CONVENIENCE OF A MEDICAL VILLAGE



Positioned off Little Rock's bustling Interstate 430, just south of Interstate 630 and north of Interstate 30, Shackleford Crossings' location can't be beaten. The sprawling open-air property can be seen by over 20,000 vehicles per day on Shackleford Road and nearly 90,000 vehicles per day on I-430. Shackleford Crossings boasts a desirable location in west Little Rock, perfectly positioned between downtown and the growing suburban communities. With best-in-class features, superior visibility, and a signalized interchange access, Shackleford Crossings provides a tremendous opportunity for businesses drawing from all of metro Little Rock.

Shackleford Crossings is a premier regional destination offering a fantastic location with a Walmart Supercenter and JCPenney as neighbors. Well-designed with attractive architectural features, Shackleford Crossings is one of the highest-profile centers in Little Rock. Shackleford Crossings touts a diverse and complementary tenant mix that combines restaurants, entertainment, offices, and a variety of retail opportunities. The center offers nearly a dozen places to eat, from quick and easy options to some of the best restaurants in the Little Rock area.

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- EASY TO FIND
- EASY TO PARK
- AMENITIES ALL AROUND
- NO ELEVATORS



PROPERTY FEATURES:

- TOTAL SPACE AVAILABLE:** 112,113 SF
- MIN. DIVISIBLE:** 1,518 SF
- MAX. CONTIGUOUS:** 14,000 SF
- PROPERTY TYPE:** Mixed-Use Center
- CENTER TYPE:** Regional
- CENTER PROPERTIES:** 7

\$12.00-\$16.50 SF/YR

- FRONTAGE:** 2,630' on Shackleford Crossing
- GROSS LEASABLE AREA:** 281,264 SF
- WALK SCORE** ®: 41 (Car-Dependent)
- TRANSIT SCORE** ®: 34 (Some Transit)

OPPORTUNITIES:

A full variety of suites are available for office, medical office, retail, restaurant, and entertainment uses. Finished suites are available, customizable shell space is available, and suites at finishes in between are available. Triple-net lease rates start at \$12.00 per square foot annually. The property has front door parking for clients and customers, as well as plentiful parking conveniently located near employee entrances. Would your business benefit from having easier accessibility for your customers or clients, and having room to grow?

