CROSSROADS AT CHENAL

LITTLE ROCK, ARKANSAS

Commercial Realty ∃

PROPERTY INFO:

LOCATION

- Located at the intersection of Chenal Pkwy. & Rahling Rd.
 - West Little Rock Area

AVAILABLE

• See Plat

PRICE

- Call Agent for pricing
- For Lease or Build to Suit

HIGHLIGHTS

- Multiple Entrances into the Development
- Rough Grade Pad Ready Utilities to the Site
- 19,132 VPD Chenal Pkwy
- Great Chenal Parkway Visibility
- Across the street from the Promenade at Chenal Mall
- Great for QSR, Banks, and other retail



CONTACT US:

Jacqueline Boyette (501) 519-4008 jboyette@commercialrealtyllc.com

Leonard Boen (501) 219-0919 lboen@commercialrealtyllc.com

Commercial Realty, LLC

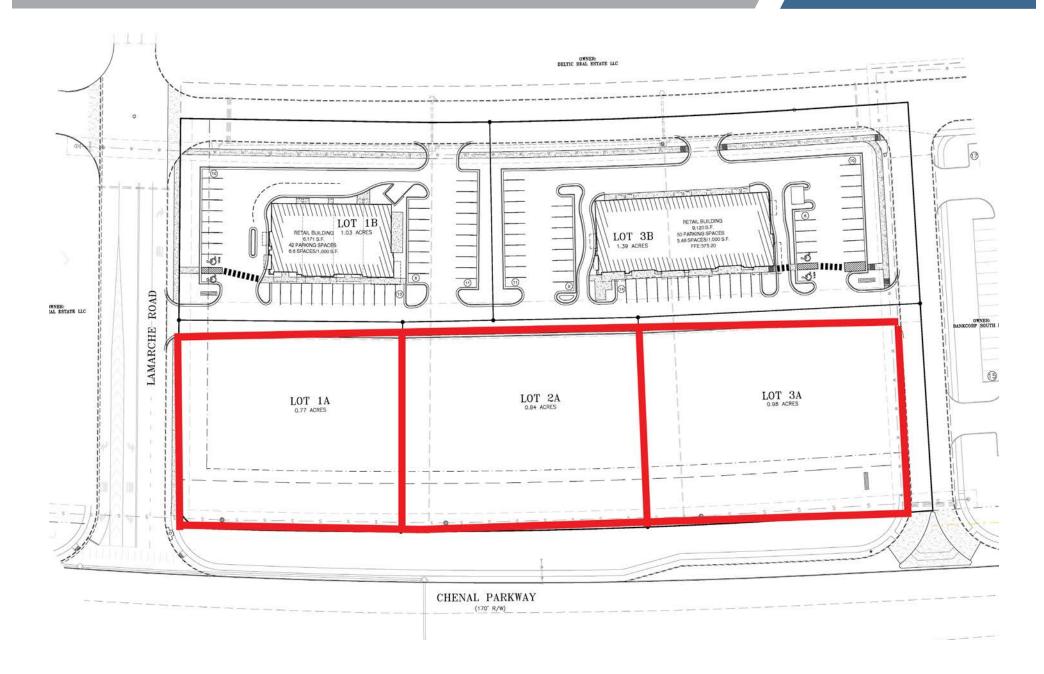
1 Remington Drive, Suite 100 Little Rock, AR 72204 (501) 219-0919

The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserve the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Commercial Realty, LLC makes no guarantees, representations or warranties regarding its accuracy.

LOTS 1, 2 & 3 - LOT LAYOUT

Crossroads at Chenal | Little Rock, AR

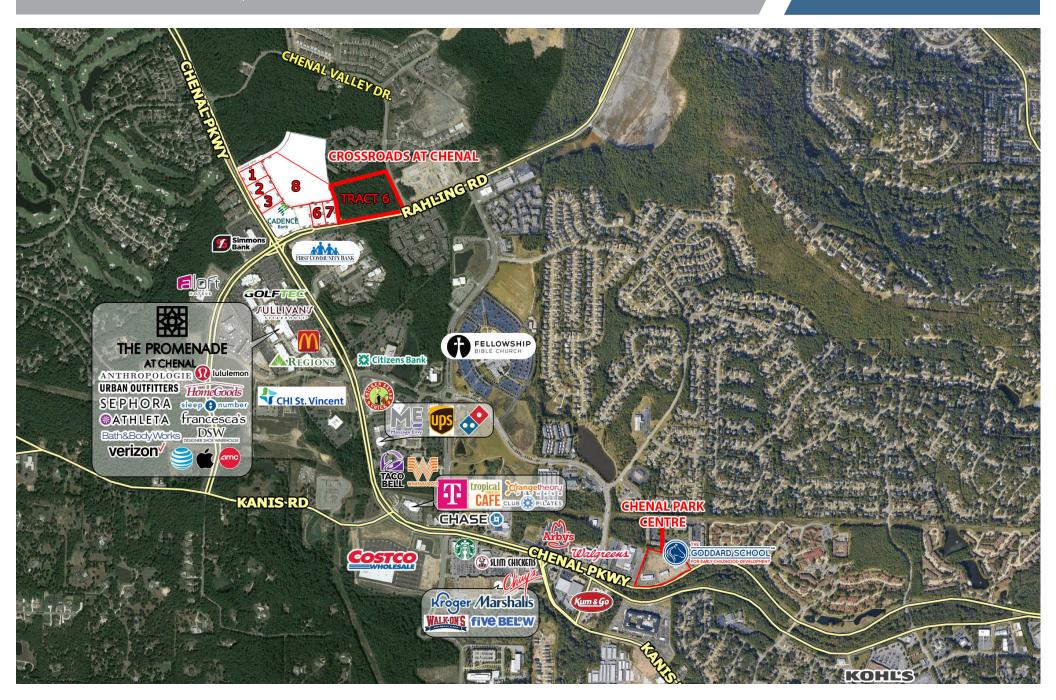
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AERIAL

Crossroads at Chenal | Little Rock, AR

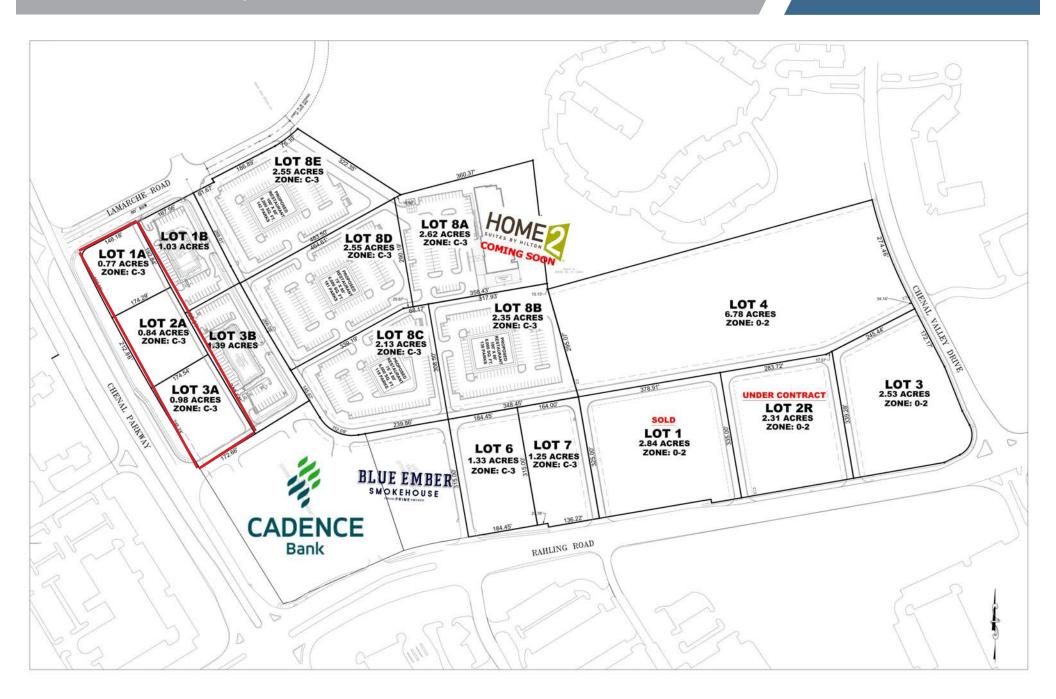
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OVERALL LOT LAYOUT

Crossroads at Chenal | Little Rock, AR

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CORNER VIEW AERIAL

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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
2022 Est. Population	4,487	40,183	78,268	246,674
2022 Est. Households	1,782	17,204	34,459	105,981
2022 Est. Average Household Income	\$162,477	\$134,849	\$112,810	\$87,675
2022 Est. Total Employees	3,634	17,695	50,321	151,922

^{*} Demographics do not include the growth this area has had in the past six months within a 2-mile radius of the Crossroads at Chenal Development. The following are either under contract or recently opened in the past 6 months. Cadence Bank Headquarters, First National Bank Corporate, Citizens Bank, Taco Bell, Whataburger, Walk-Ons, Discount Tire, Chicken Salad Chick, Toasted Yolk, Sullivan's Steakhouse, GolfTec, Splash Car Wash, and several residential developments.