

# CROSSROADS AT CHENAL

LITTLE ROCK, ARKANSAS

Commercial  
Realty LLC

## 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



**OUTPARCELS AVAILABLE**

## CONTACT US:

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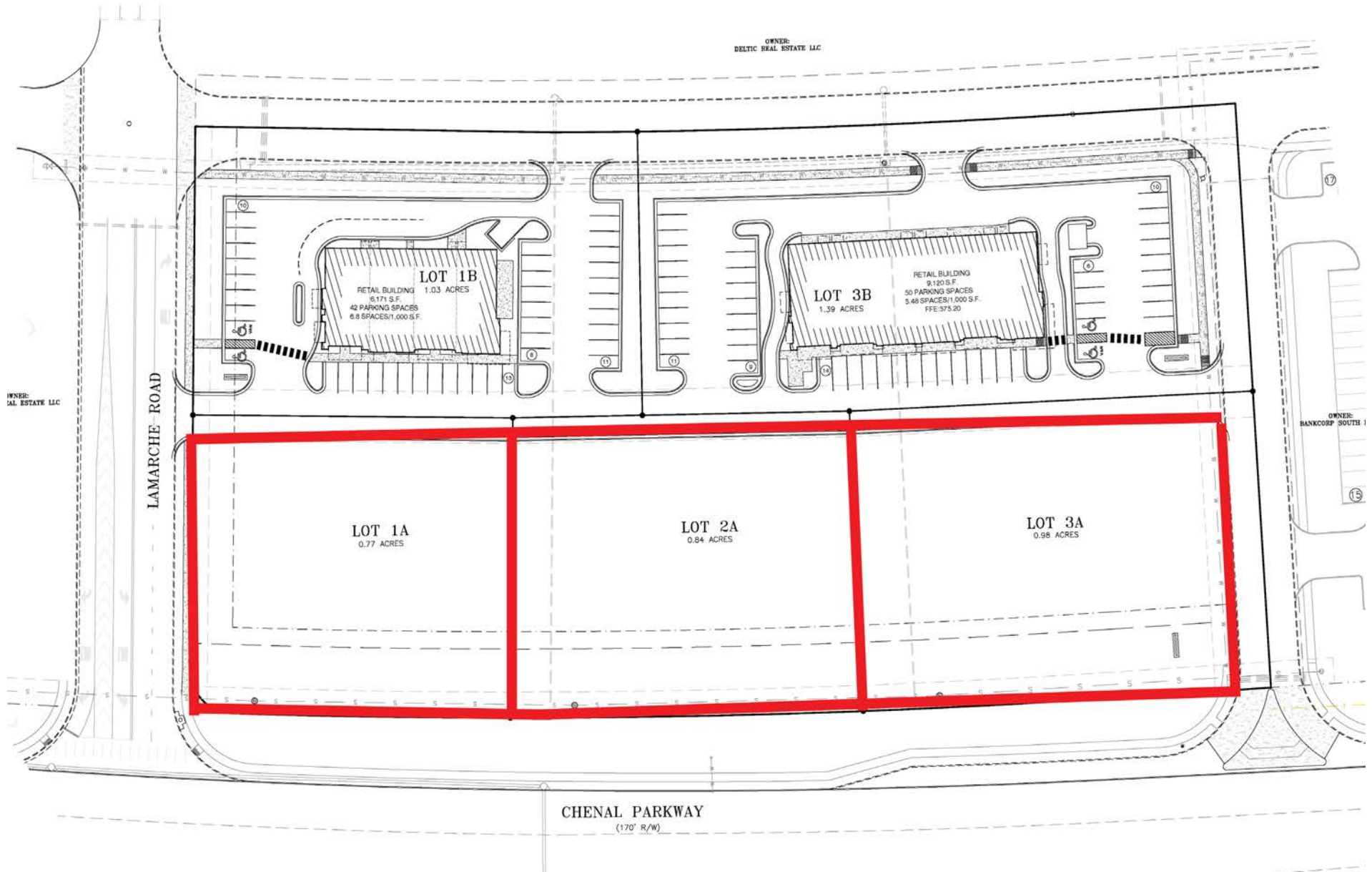
## Commercial Realty, LLC

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

# LOTS 1, 2 & 3 - LOT LAYOUT

Crossroads at Chenal | Little Rock, AR

Commercial  
Realty LLC



# AERIAL

Crossroads at Chenal | Little Rock, AR

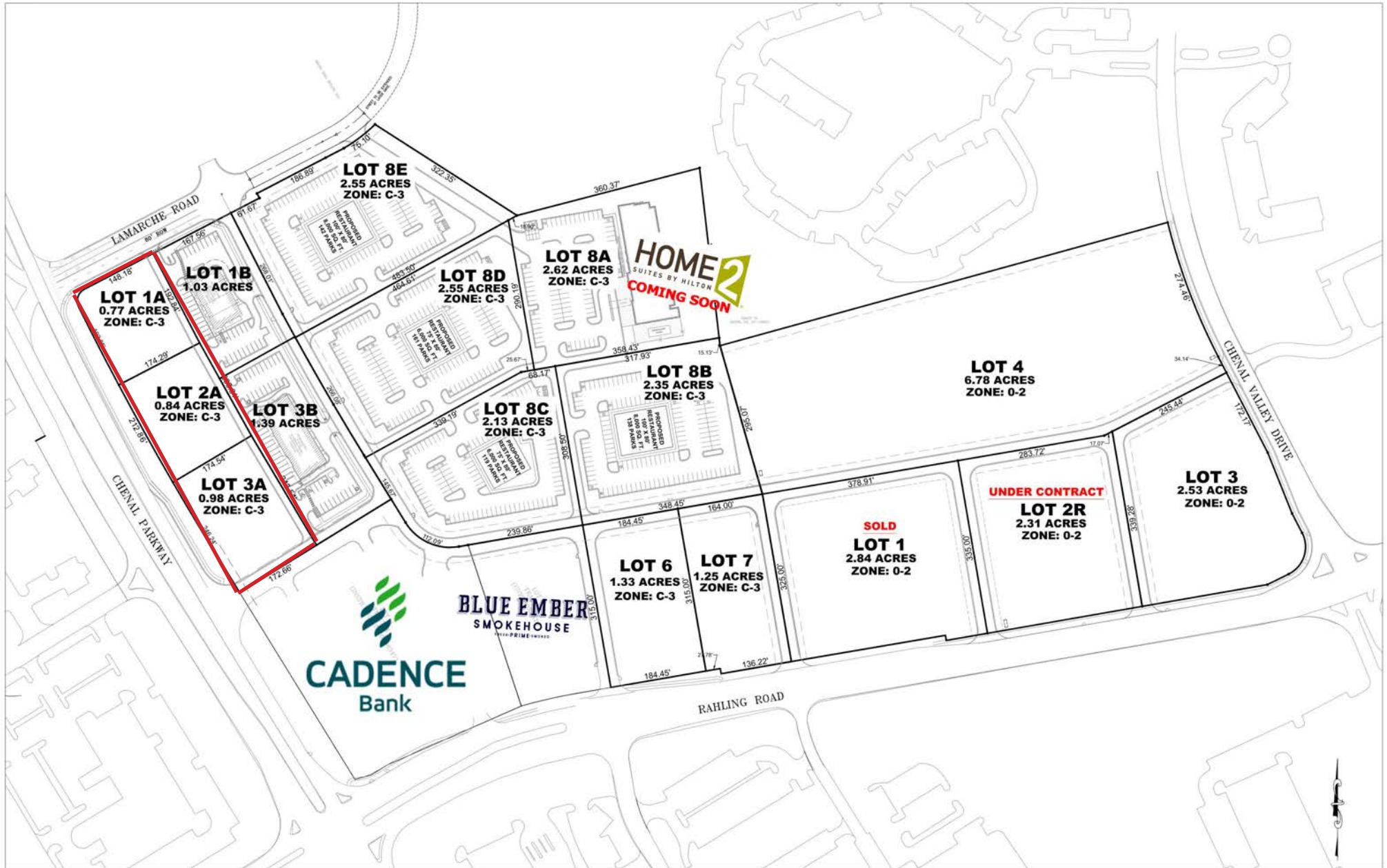
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# OVERALL LOT LAYOUT

Crossroads at Chenal | Little Rock, AR

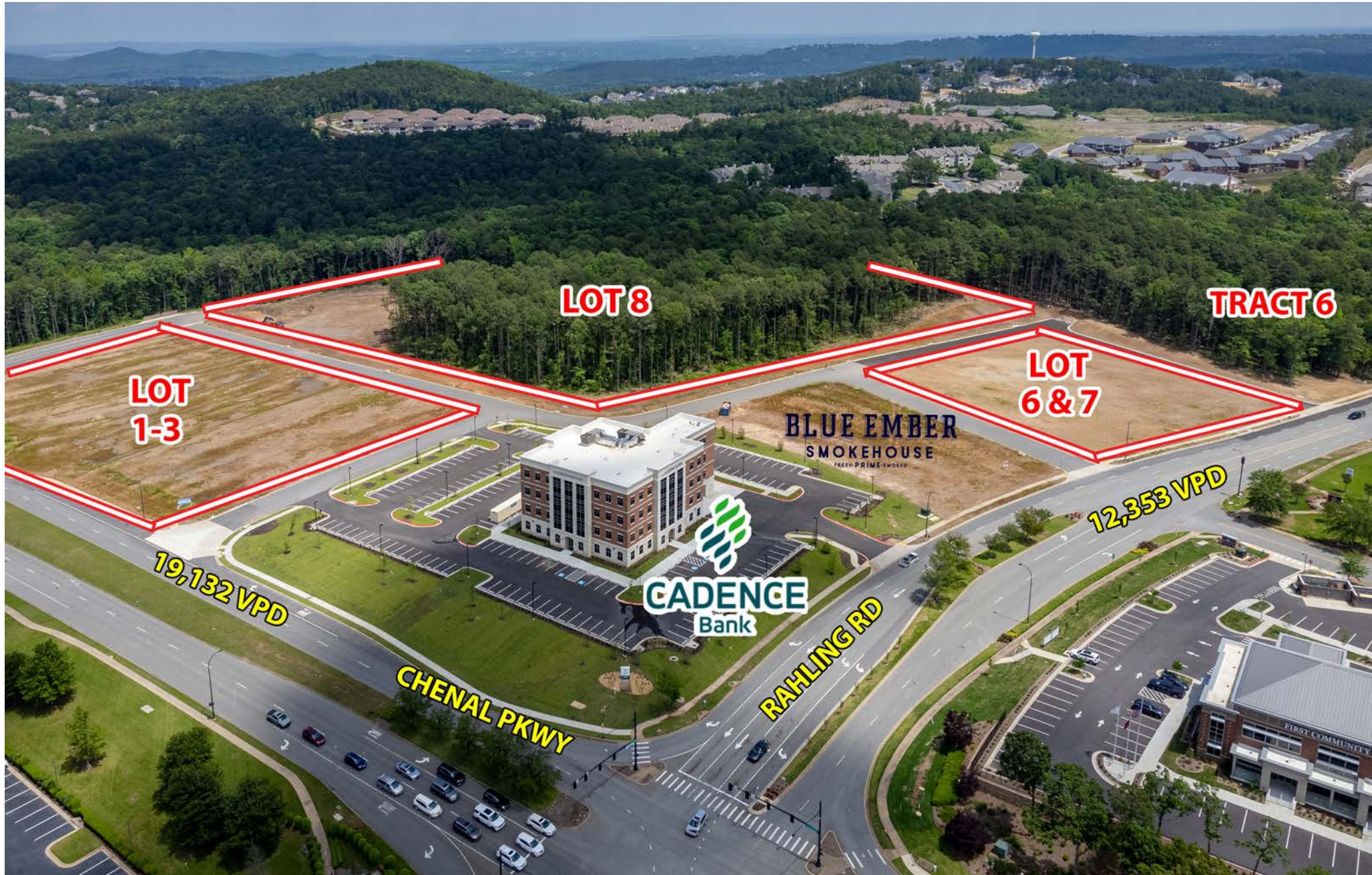
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# CORNER VIEW AERIAL

Crossroads at Chenal | Little Rock, AR

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# DEMOGRAPHICS

Crossroads at Chenal | Little Rock, AR

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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.