



# LEASE GUIDE: PLEASANT RIDGE TOWN CENTER

*Open-Air Lifestyle Retail Center  
Little Rock, Arkansas*



501.376.6555  
Mosestucker.com



# THE PROPERTY 2.7 million visitors per year

Discover an elevated retail experience at Pleasant Ridge Town Center, the premier open-air shopping and dining destination in West Little Rock. Conveniently located on Cantrell Road, just one minute from I-430, the center offers unmatched visibility, seamless access, and a dynamic tenant mix anchored by Belk and The Fresh Market. Designed with walkability and curb appeal in mind, Pleasant Ridge features lush landscaping, wide sidewalks, prominent signage, and over 1,370 surface parking spaces. Since opening in 2006, it has become a go-to destination for discerning shoppers and diners alike. With a thoughtfully curated mix of national brands, local retailers, and popular restaurants, Pleasant Ridge Town Center delivers a vibrant, upscale atmosphere, ideal for retailers, service providers, and hospitality concepts looking to thrive in one of Little Rock’s most established retail corridors.

## OVERVIEW

|                              |   |
|------------------------------|---|
| <b>Lease Rate &amp; Type</b> | <b>Contact Agent</b>  |
| <b>Address</b>               | <ul style="list-style-type: none"> <li>◆ Pleasant Ridge Town Center: 11525 Cantrell Rd, Little Rock, AR 72212</li> <li>◆ Pleasant Ridge West: 11610 Pleasant Ridge Rd, Little Rock, AR 72223</li> </ul> |
| <b>Property Type</b>         | Open-Air Lifestyle Center   |
| <b>Co-Anchors</b>            | The Fresh Market & Belk   |
| <b>Available SF</b>          | ±1,800 SF to ±4,990 SF  |
| <b>Gross Leasable Area</b>   | ±338,742 SF   |
| <b>Year Built</b>            | 2006  |
| <b>Acreage</b>               | ±32.31 Acres  |

Pleasant Ridge

# Let's Explore Pleasant Valley

— LITTLE ROCK, ARKANSAS

Pleasant Valley is one of Little Rock's most established and desirable neighborhoods, developed in the 1960s by former Governor Winthrop Rockefeller. It is located eight miles west of downtown, and it is anchored by Pleasant Valley Country Club, a 27-hole championship golf course, and the host of the Simmons Bank Championship, a stop on the PGA TOUR Champions. Residents enjoy proximity to top-ranked schools, including Pulaski Academy and Little Rock Christian Academy, as well as numerous churches, parks, and upscale shopping centers and restaurants.

Pleasant Valley's appeal is strengthened by its affluent, highly educated population, high homeownership rates, and stable property values. The neighborhood offers quick access to I-430, providing connectivity to the greater Little Rock metro area. In addition to its strong residential character, Pleasant Valley supports a thriving commercial environment. The area benefits from a loyal, high-income customer base, a strong weekday daytime population from nearby schools, offices, and healthcare providers, and consistent demand for boutique retail, dining, and service-oriented businesses. Several of the region's top employers reside within the corridor, including Bank OZK, FIS, First Security Bank, and Windstream Communications.

## Market Snapshots

**\$419,500**

AVERAGE HOME PRICE

**5,000**

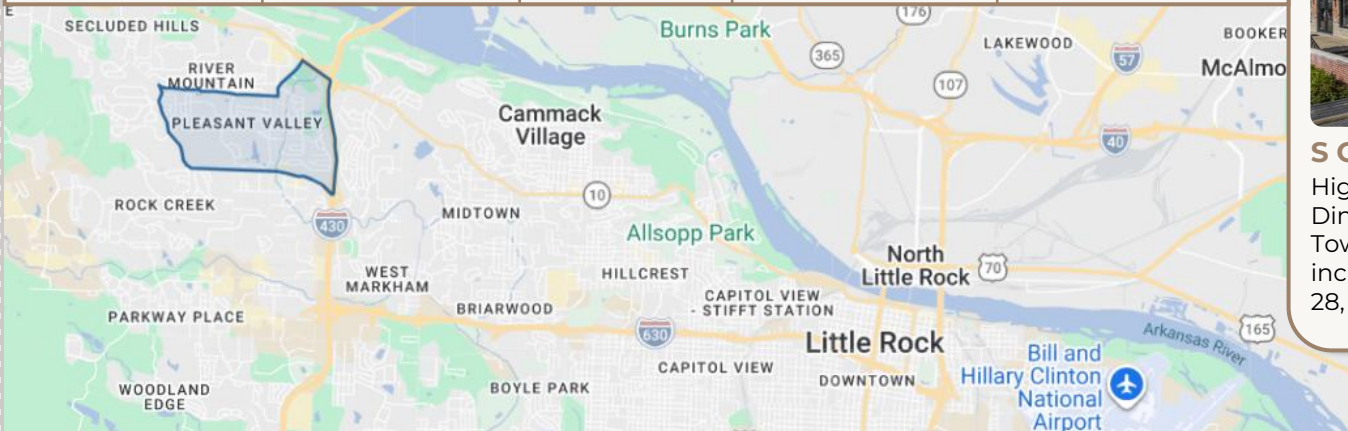
TOTAL RESIDENTS

**\$180,000**

AVERAGE HOUSEHOLD  
INCOME

## The Middle

NEW MIXED-USE  
DEVELOPMENT



## Community Features



### RECREATION

Golfing at Pleasant Valley Country Club (27-hole championship golf course) & Walking, Biking, and Kayaking at Two Rivers Park



### EDUCATION

Top-Knotch Private & Public Schools, Including Pulaski Academy, Little Rock Christian Academy, and Fulbright Elementary School



### SOCIAL

High-End Shopping & Dining at Pleasant Ridge Town Center and beyond, including Petit & Keet, Table 28, and more



### HOUSING

Pleasant Valley has approximately 1,000 homes and 52 acres of green space, with most homes having half-acre lots



pure barre

crumbl cookies

bek

AT&T

THE FRESH MARKET

BONEFISH GRILL

CHIPOTLE MEXICAN GRILL

Bassett

Chick-fil-A

BLAZE PIZZA

Ideal Image

Mr. Hu's

stogger's

Warren's SHOES

FLEET FEET

Base Nails

Patals & Crewcuts

core

THE SOAP FACTORY

THREE FOLD

rock & city

SANTO CROATE

NOOMA

Companions

GOLDEN

ups

Cantrell Rd 53,000 VPD





# SITE MAP

AVAILABLE  
Suite 610  
±3,571 SF

AVAILABLE  
Suite 207  
±3,558 SF

AVAILABLE  
Suite 201  
±4,990 SF

AVAILABLE  
Suite 108  
±1,800 SF

AVAILABLE  
Suite 109  
±2,000 SF

Cantrell Rd  
53,000 VPD





*Pleasant Ridge*  
TOWN CENTER

**West Little Rock**  
Premier residential areas and upscale restaurants, hotels & shops

BIG DAM BRIDGE

Arkansas River

Burns

CHENAL COUNTRY CLUB



Rebsamen GOLF COURSE

The Heights



Riverdale

BlueCross BlueShield

THE PROMENADE AT CHENAL

Midtown

Hillcrest

Downtown North Little Rock

CHI St. Vincent UAMS  
University of Arkansas for Medical Sciences

Dillard's

Simmons Bank Arena



ZOO



Downtown Little Rock

UA LITTLE ROCK

CLINTON NATIONAL AIRPORT



# DEMOGRAPHICS

|                                 | 5 MILES   | 10 MILES  | 20 MILES |
|---------------------------------|-----------|-----------|----------|
| <b>Population</b>               | 50,787    | 124,471   | 293,650  |
| <b>Households</b>               | 22,997    | 56,293    | 128,608  |
| <b>Average Age</b>              | 40.7      | 40.7      | 39.9     |
| <b>Average Household Income</b> | \$112,941 | \$119,837 | \$96,903 |
| <b>Businesses</b>               | 1,976     | 5,157     | 12,294   |

Pleasant Ridge Town Center welcomes more than 2.7 million visitors each year, making it one of Central Arkansas' most frequented shopping and lifestyle destinations.



# LOOKING SOUTHEAST



Fairview Rd

Pleasant Ridge Rd

Cantrell Rd  
53,000 VPD

# LOOKING NORTH

Arkansas River



Cantrell Rd  
53,000 VPD

Fairview Rd



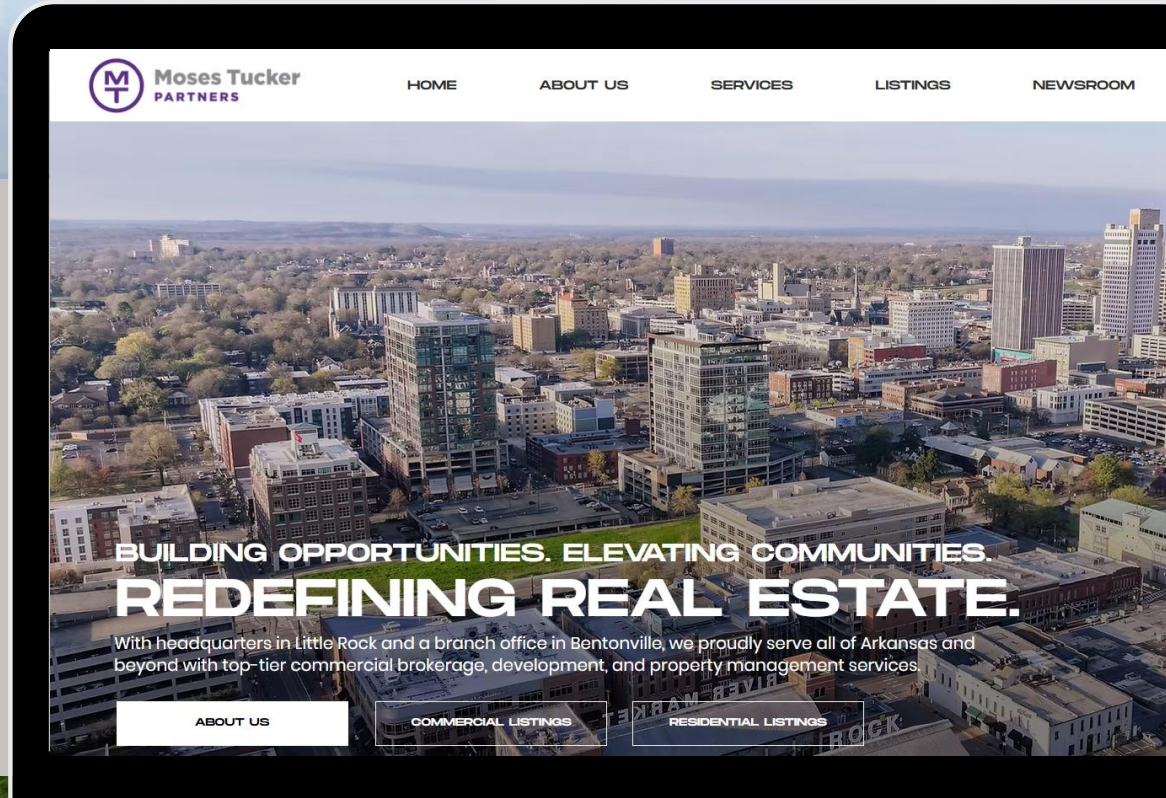
# CONNECT

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