2024 PROPERTY LEASE GUIDE

Shackleford Crossings

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Moses Tucker PARTNERS

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THE PROPERTY

Shackleford Crossings is an open-air lifestyle shopping center located strategically on Shackleford Road at Interstate 430, which boasts traffic of 100,000+ vehicles per day.

The 590,000-square-foot center features national retailers such as Walmart, JCPenney, Edwin Watts Golf, JoAnn Fabrics and Crafts, Havertys Furniture, Texas Roadhouse, BJ's Brewhouse and Longhorn Steakhouse, among others. Main Event, a 50,000-square-foot national family entertainment venue, opened in the spring of 2023 and attracts hundreds of families a week.

OVERVIEW

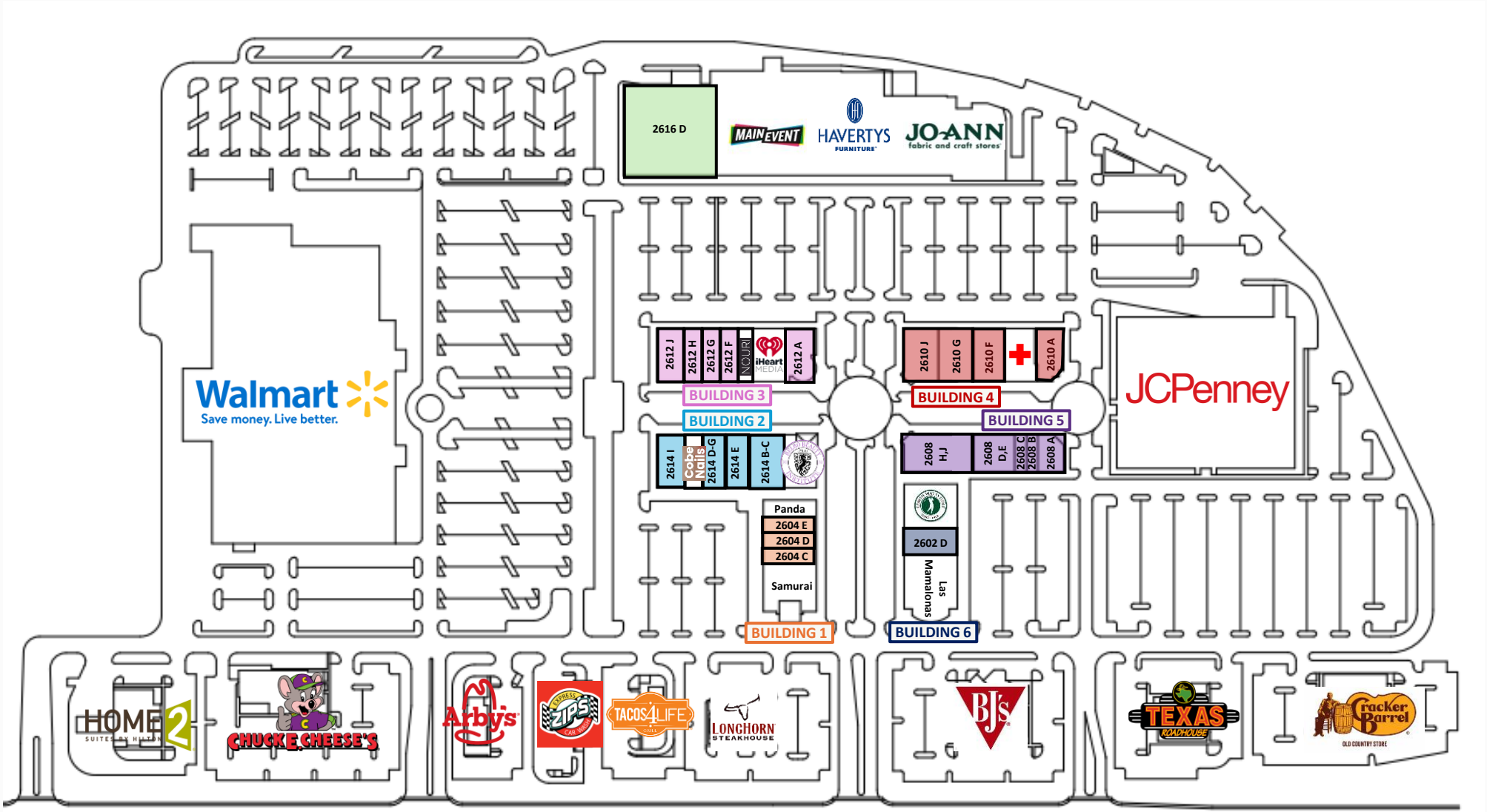
Address	2602-2614 S Shackleford Road, Little Rock, AR
Property Type	Open-Air Lifestyle Shopping Center
Available SF	2,000 SF to 30,000 SF
Year Built	2007
Acreage	30.45 Acres
Zoning	PCD

TENANTS

FULL TENANT ROSTER

Samurai (Bldg. 1)	6,620 SF	**iHeart Media** (Bldg. 3)	8,867 SF	**Main Event** (Bldg. 7)	50,000 SF
Panda Garden (Bldg. 1)	7,400 SF	**American Red Cross** (Bldg. 4)	6,000 SF	**Havertys** (Bldg. 7)	35,000 SF
Belbo Beauty (Bldg. 2)	6,740 SF	**Edwin Watts Golf** (Bldg. 6)	11,000 SF	**JOANN** (Bldg. 7)	14,000 SF
Cobe Nails (Bldg. 2)	2,000 SF	**Las Mamalonas** (Bldg. 6)	9,000 SF		
Nouri Dress Shop (Bldg. 3)	2,500 SF	**Exhibition Hub** (Bldg. 7)	30,000 SF		

Site Plan



Building	Anchor	1	1	1	2	2	2	2	3	3	3	3	3	4	4	4	4	5	5	5	5	5	6
Suite	2616 D	2604 C	2604 D	2604 E	2614 B,C	2614 E	2614 D,G	2614 I	2612 A	2612 F	2612 G	2612 H	2612 J	2610 A	2610 F	2610 G	2610 J	2608 A	2608 B	2608 C	2608 D,E	2608 H,J	2602 D
SF	30,000	3,013	2,000	2,484	6,689	5,702 SF	5,000	4,000	4,000	4,017	2,400	3,432	4,595	5,044	5,596	3,469	6,718	3,231	1,518	1,593	5,198	7,266	4,685

Bowman Rd
18,000 VPD
Bowman Pointe Apartments: 715-Unit Luxury Complex
The Pointe Brodie Creek Apartments: 503-Unit Luxury Complex
Arlo Luxury Apartment Homes: 243-Units
Interstate 430
89,000 VPD
S Shackleford Rd
20,000 VPD
W 36th St
13,000 VPD
Romine Elementary School
Parkview Arts and Science Magnet High School
The Heights at Shackleford: 84-Units
John Barrow Rd
Colonel Glenn Rd
18,000 VPD
Lawson Rd
JA Fair K-8 Prep Academy
S Shackleford Rd
Walmart
TOWNEPLACE SUITES MARRIOTT
CHUCK E. CHEESE
Comfort
HOME2 SUITES BY HILTON
LA QUINTA INNS & SUITES
TOPGOLF
Ford
BMW
Baptist Health College Little Rock
SONIC
LITTLE ROCK CLIMBING CENTER
BURGER KING
HYUNDAI
NISSAN
SUBARU
HONDA
ACURA
CINEMARK
DOLLAR GENERAL
TRANE
KIA
LANDERS
CHRYSLER DODGE JEEP RAM
SUBWAY
LUMBER
RazorBox STORAGE
LENNOX
Wendy's
POPEYES
TACO BELL
TOYOTA
Holiday Inn
TRACTOR SUPPLY Co
extended STAY AMERICA
LANDERS
COLLISION & GLASS
DOLLAR GENERAL
430
300
70

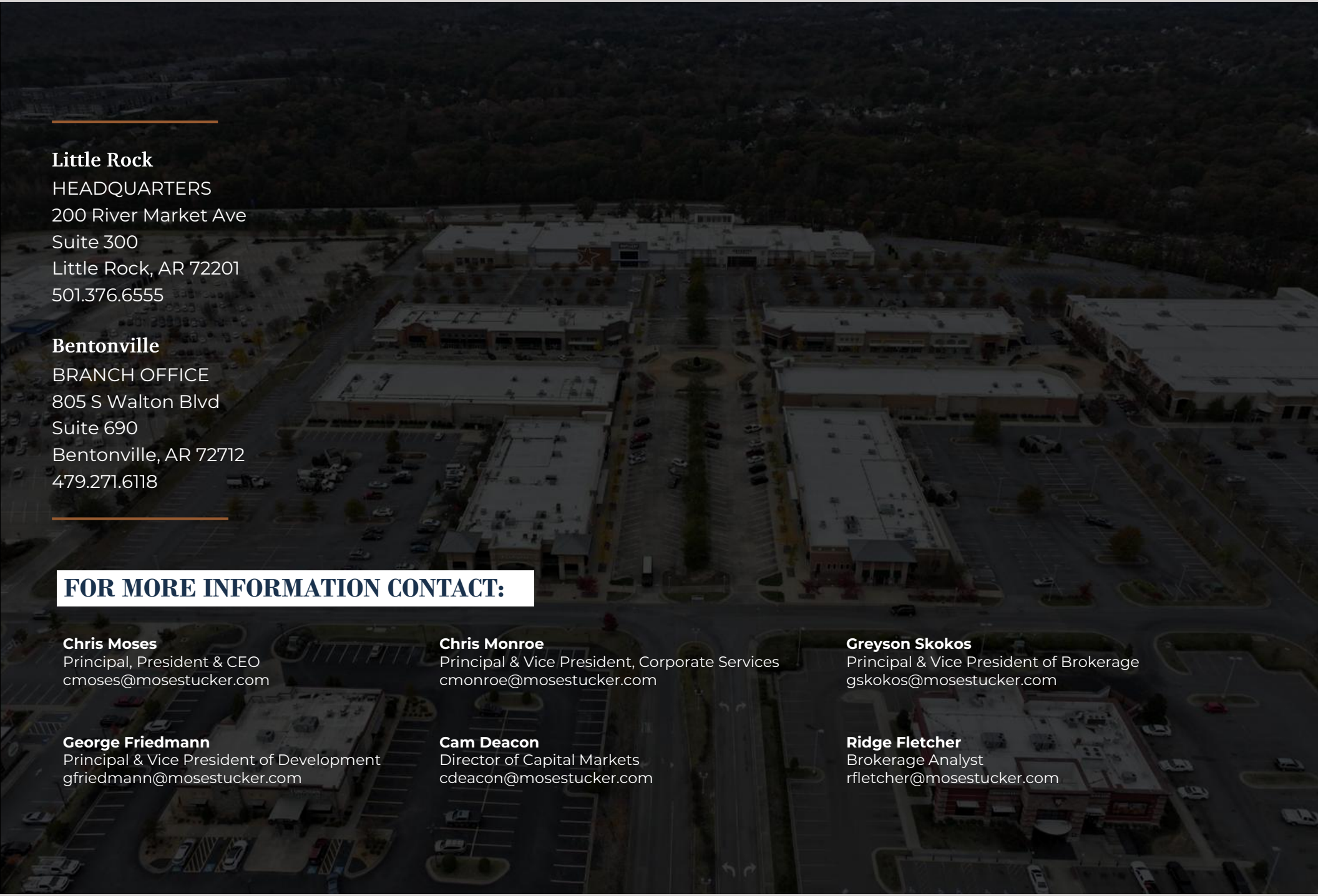
Property Aerial & Demographics

Click to view the drone footage

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Population	64,618	140,950	320,256
Households	29,130	61,736	137,583
Average Age	39.3	39.5	39.5
Average Household Income	$77,945	$85,645	$85,003
Businesses	3,180	6,430	12,516

Exterior Photos



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