



**21,007 SF FOR LEASE**

16105 CHENAL PARKWAY, LITTLE ROCK, AR

# OVERVIEW

The Chenal Shopping Center is a 63,212 SF national tenant power center located in the fastest growing corridor in Arkansas' largest market. Situated near the state's largest master-planned community, adjacent to a top producing Kroger AND with the state's first Costco currently under development next door, the Chenal Shopping Center will strengthen its hold as a focal point of retail traffic, easily becoming the number one regional attraction in Little Rock, a market of over 1M people.

With two prominent intersections on each end of the site, this is arguably the best retail real estate in Arkansas. Some of the neighboring restaurants, businesses, and retailers include Mellow Mushroom, Chuy's, Starbucks, Tide Dry Cleaners, Arvest Bank, Westrock Orthodontics, Dental Solutions, HomeGoods, Apple Store, Kohls, Home Depot, Target, Walmart, Whole Foods, and Academy Sports.

The Chenal Shopping Center houses a diverse group of tenants with long-term leases in place. The lineup includes a pair of national credit tenants: 5 Below, one of the fastest growing retailers in the country, and Marshalls, a popular retailer offering items from vendors around the world.

The 21,007 square foot inline space, formerly occupied by the Fit Factory, a locally owned fitness studio, is currently available for lease, as well as, an additional bonus space, located at the rear of the building.

## DETAILS

**PRICE :** \$14 PSF NNN

**SPACE AVAILABLE :** 21,007 SF

**BUILDING SIZE :** 63,212 SF

**LOT SIZE :** 5.72 AC

# HIGHLIGHTS

- Rare Space Available in the Best Real Estate in West Little Rock
- Inline Space Formerly Occupied by Fit Factory
- "A" Demographics
- Between Mellow Mushroom and 5 Below
- Surrounded by Top Producing Restaurants
- Joined by (2) National Credit Tenants
- High-end lifestyle center located 1-mi. west of property
- Area retailers include HomeGoods, Kohls, Home Depot, Bed Bath & Beyond, Target, Walmart, Whole Foods, Apple Store, and Academy Sports.
- Massive growth market
- Costco coming next door 2021
- Bonus Space Available Behind 5 Below





THE PROMENADE  
AT CHENAL

The UPS Store

UNITED STATES  
POSTAL SERVICE

tropicalCafe

Orangetheory

SUBWAY

Dent  
Solu  
OF LITTLE

Starbucks

ARVEST

Arthur's  
PRIME  
STEAKHOUSE

Restaurant/Retail  
..... Development

CHENAL PKWY 28,000 CPD

SLIM CHICKENS

FRESH FOR EVERYONE™  
Kroger

Marshalls

five  
BELOW

Bonus

Space Available

mellow  
MUSHROOM

Chuy's  
MEXICAN FOOD

onebank  
THE POWER OF ONE



# FOR LEASE

## FORMER FIT FACTORY

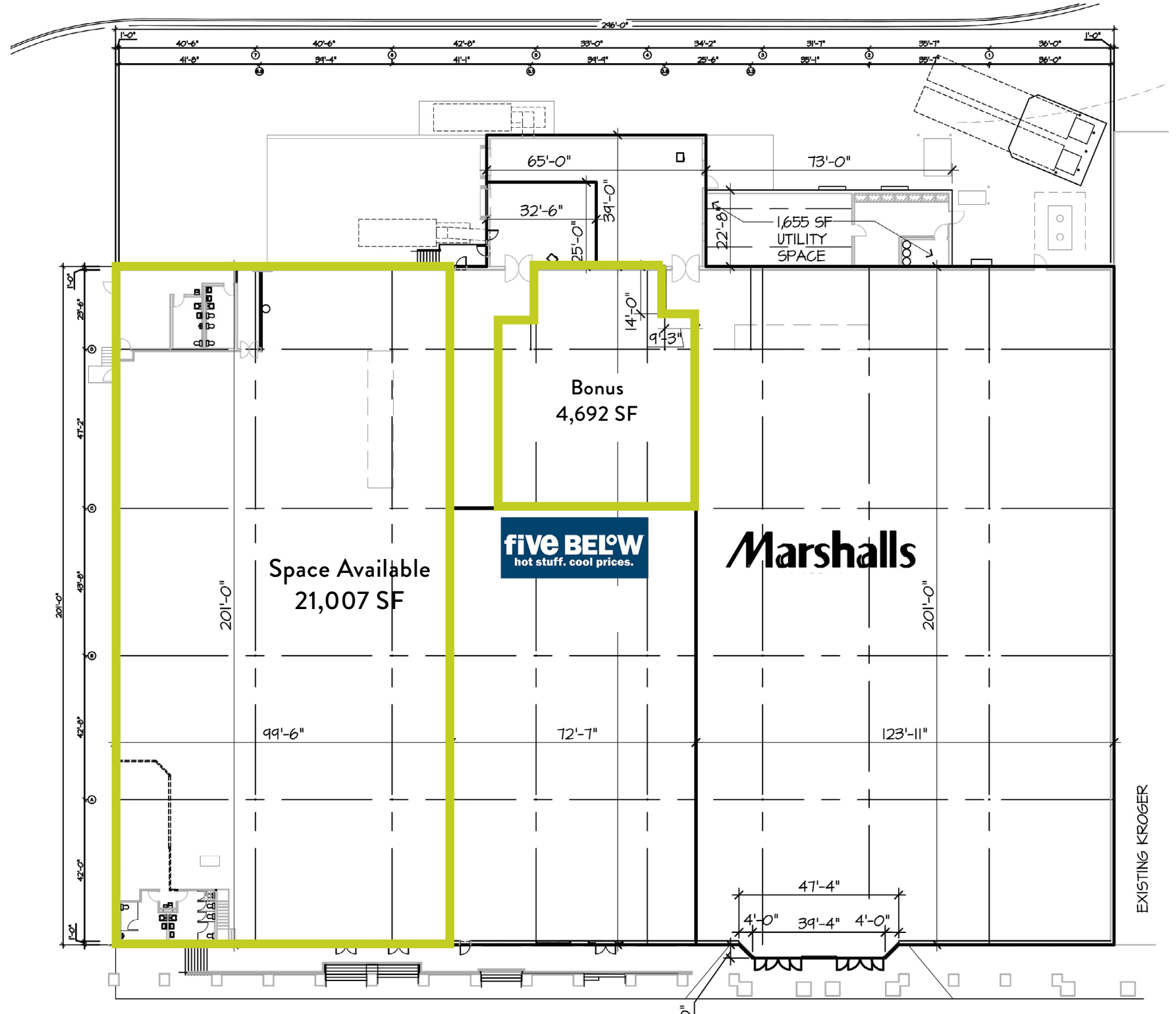
PRICE : \$14 PSF NNN

SPACE AVAILABLE : 21,007 SF

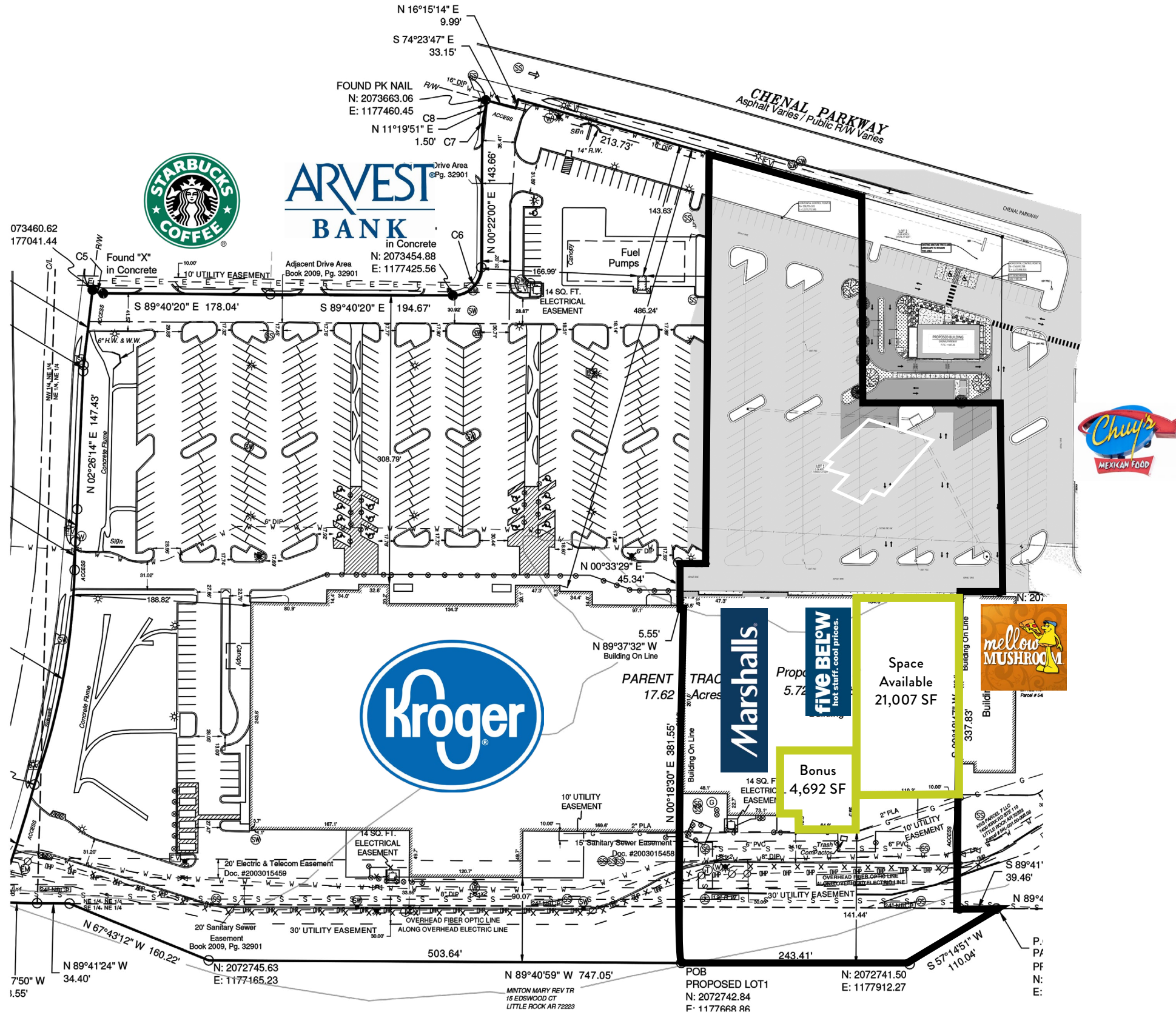
## SPACE BEHIND 5 BELOW

PRICE : \$7 PSF NNN

SPACE AVAILABLE : 4,692 SF







## CONTACT

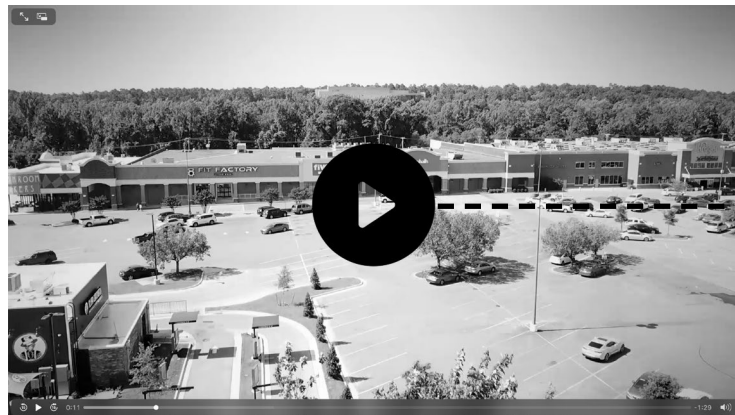
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## CONTACT

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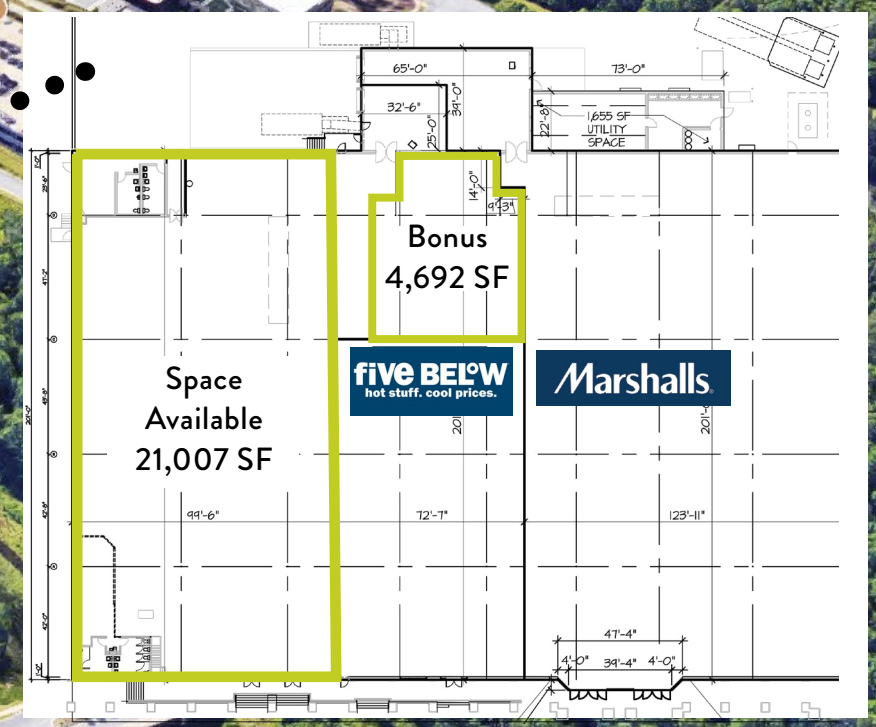
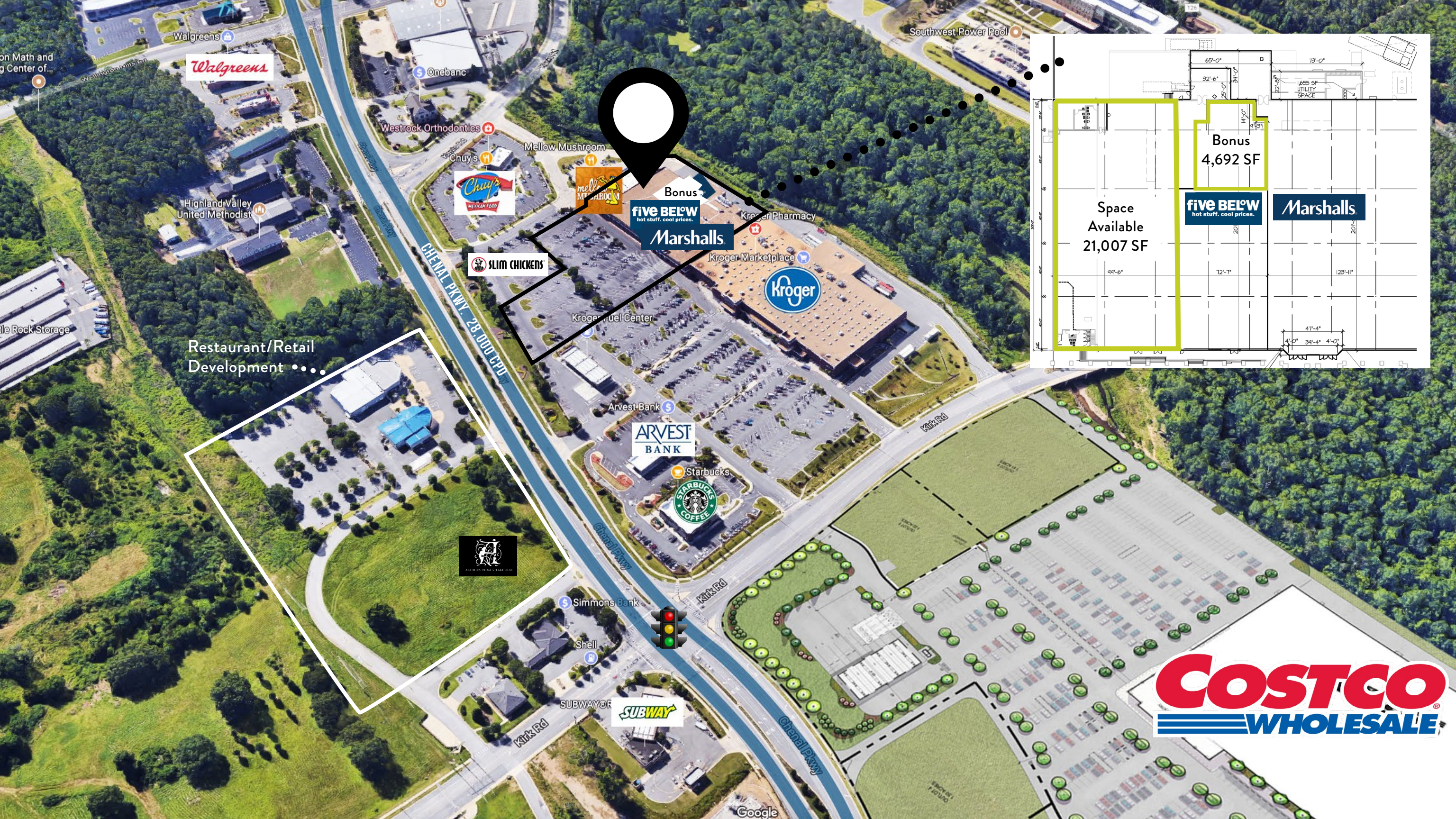




VIDEO

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## One of the country's most popular wholesale retail chains is planning to open its first store in Arkansas.

Little Rock Planning and Development Manager Tim Herndon confirmed Monday that Costco had applied to set up shop in west Little Rock at the southwest corner of Chenal Parkway and Kirk Road.

"There's a revitalization of businesses looking at the city of Little Rock," Herndon said. "I don't know what drove Costco here, but they are among the first several entities contributing to the growth of commercial business here."

Other companies have looked at the site which spans almost 32 acres, Herndon said, because Chenal Parkway is a high traffic area with easy access and high visibility.



THE PROMENADE  
AT CHENAL®



PROMENADE DESTINATIONS

Apple	AMC THEATRES	NIKE
ANTHROPOLOGIE	BRAVO FRESH. SIMPLE. AUTHENTIC.	ATHLETA
VICTORIA'S SECRET	DSW DESIGNER SHOE WAREHOUSE	HomeGoods







## ABOUT THE PROMENADE AT CHENAL

The Promenade at Chenal is an open-air lifestyle center located in the Chenal Valley Neighborhood of West Little Rock, Arkansas. The shopping center is designed in a French Gothic style, replicating a nostalgic Main Street shopping district. It's home to a variety of upscale national, regional and local merchants, some of which are one-of-a-kind to the Natural State to include Apple, Madewell, Nike, Kendra Scott and Anthropologie. In addition, the center is home to award-winning dining venues such as Bravo Italian and YaYa's Euro Bistro, plus local favorites like Big Orange Burgers, sure to peak the taste buds.

Vehicular access to the Main Street allows convenient parking in front of your favorite store or restaurant. Voted Little Rock's #1 destination for shopping, dining and entertainment. [website](#)





# ZAC QUALLS

*executive broker*



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses,

the most comprehensive of several security licenses that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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870.336.8000



## *represented clients*

### *cintas :*

Jonesboro, AR

### *the sensory shop :*

Jonesboro, AR

### *people source staffing professionals :*

Jonesboro, AR

### *continental computers :*

Jonesboro, AR

### *stonebridge construction, llc :*

Jonesboro, AR

### *onsite ohs,inc :*

Jonesboro, AR

### *families, inc :*

Jonesboro, AR

### *focus,inc :*

Jonesboro, AR

### *kidspot :*

Jonesboro, AR

### *arkansas muscle :*

Jonesboro, AR

### *arkansas home health & hospice :*

Jonesboro, AR

### *remax :*

Jonesboro, AR

### *jonesboro total health :*

Jonesboro, AR

### *long electric :*

Jonesboro, AR

## *significant transactions*

**S. CARAWAY CENTER :** Jonesboro, AR

**ONSITE, OHS - JONESBORO VA CLINIC :** Jonesboro, AR

**6,300 +/- MEDICAL OFFICE BTS : THE RESERVE :** Jonesboro, AR

**5,000 +/- MEDICAL OFFICE BTS : THE RESERVE :** Jonesboro, AR

**PROPERTY MANAGER OF 60,000 SF RETAIL CENTER :** Jonesboro, AR

**PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING :** Jonesboro, AR

**PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING :** Jonesboro, AR

## *achievements*

**ARKANSAS STATE UNIVERSITY -** Bachelors of Science in Finance - 2007

**ACOM DESIGNEE -** Accredited Commercial Manager

**CPM DESIGNEE -** Certified Property Manager



# JOSHUA BROWN

PRINCIPAL CCIM



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.

Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

## AFFILIATIONS AND DESIGNATIONS

Arkansas Association of Realtors & National Association of Realtors  
Certified Commercial Investment Member, CCIM | International Council of Shopping Centers, ICSC  
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro  
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce  
President of the NEA Duck Classic Sponsorship Committee  
The Community Advisory Committee for the NEA Baptist Charitable Foundation

josh@haagbrown.com

870.336.8000



## CLIENTS AND/OR PROJECT REPRESENTED

\*HB DEVELOPMENTS

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	<b>NEA Baptist Clinic</b>	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
<b>Arkansas Dentistry &amp; Braces</b>	Diet Center	Jimmy Johns	O’Reilly Auto Parts	<b>Starbucks</b>
<b>Aspen Dental</b>	Dollar General	Kirkland’s	<b>Orscheln</b>	SUMO
<b>AT&amp;T</b>	Families Inc.	Longhorn Steakhouse	<b>Panera Bread</b>	<b>Tacos 4 Life</b>
<b>Buffalo Wild Wings</b>	Fazoli’s	<b>Mattress &amp; More</b>	Plato’s Closet	<b>Uncle Maddio’s</b>
Cinema Management Group	<b>FFO Home</b>	<b>Men’s Wearhouse</b>	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

## SIGNIFICANT TRANSACTIONS

**ACADEMY SPORTS** : 7.73 acre retail development in Jonesboro, AR  
**ARKANSAS DENTISTRY & BRACES** : Single & multi-tenant developments throughout Arkansas  
**ARKANSAS STATE UNIVERSITY** : Development advising throughout Arkansas  
**AT&T** : Single tenant development throughout Arkansas  
**BUFFALO WILD WINGS** : Site selection in Arkansas & adjoining states  
**CHEDDARS CASUAL CAFE** : 2 acre restaurant site in Jonesboro, AR  
**CHENAL RETAIL CENTER** : \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR  
**COURTYARD BY MARRIOTT** : 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR  
**FFO HOME** : National brokerage & development account  
**HAYS CLOTHING / TECH FRIENDS** : 7 acre Coca-Cola corner re-development in Jonesboro, AR  
**HIGHLAND SHOPPING CENTER** : 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR  
**HILL PARK** : Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company  
**INDIAN MALL** : \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**KMART** : 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**MATTRESS & MORE** : National brokerage & development account  
**NEA BAPTIST CLINIC** : \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas  
**ORSCHELN** : Single tenant development throughout Arkansas  
**PANERA BREAD** : Single tenant development in multiple states  
**RESERVE AT HILL PARK** : Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC  
**SISSY’S LOG CABIN** : 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR  
**STARBUCKS** : Single & multi-tenant developments throughout Arkansas & additional states  
**TACOS 4 LIFE** : Single & multi-tenant developments throughout Arkansas & additional states  
**WADDELL, COLE & JONES, P.A.** : +13,000 SF office development in Jonesboro, AR

## ACHIEVEMENTS

**2017-2019** : Arkansas Business “Most Influential Leaders in Arkansas”  
**13-18** : Award of Excellence “Triple Diamond Level”  
**2016** : Arkansas Business “Small Business of the Year”  
**2015** : Arkansas Business “Executive of the Year” *FINALIST*  
**2015** : Arkansas State University College of Business Executive of the Year  
**2012, 2013, 2015** : Arkansas Business “Small Business of the Year” *FINALIST*  
**2011** : Arkansas Business “40 under 40” Recipient  
**2010** : Northeast Arkansas Business Today “Outstanding Young Executive”  
**2009** : Arkansas Business “The New Influentials, 20 in Their 20s”  
**08-15** : Award for Excellence “Double Diamond Level”

## EDUCATION

**ARKANSAS STATE UNIVERSITY, 2005**  
B.A. in Political Science, Minor in Criminology  
**CERTIFIED COMMERCIAL INVESTMENT MEMBER CCIM**  
Designation Awarded in 2010