

16105 CHENAL PARKWAY | LITTLE ROCK, AR

FOR LEASE

25,699 SF SPACE IN KROGER-ANCHORED STRIP CENTER



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined by aerial imagery and may not be exact.



870.336.8000



ZAC@HAAGBROWN.COM

ZAC QUALLS | EXECUTIVE BROKER



HAAGBROWN.COM

Haag Brown
COMMERCIAL



PROPERTY OVERVIEW

The Chenal Shopping Center is a 63,212 SF national tenant power center located in one of the fastest-growing corridors of Arkansas' largest market. Situated near the state's largest master-planned community, [Chenal Valley](#), adjacent to a top-producing Kroger, and with [the state's first Costco](#) right next door, the Chenal Shopping Center has solidified its hold as a focal point of retail traffic and easily ranks among the highest regional attractions in Little Rock--a market of over 1M people.

With two prominent intersections on each end of the site that contribute to a [traffic count of over 36,000 cars per day](#), this is arguably one of the best pieces of retail real estate in Arkansas. Some of the neighboring restaurants, businesses, and retailers include 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 site also sits just South of [The Promenade at Chenal](#), a high-end, open-air lifestyle center located in Chenal Valley.

The Chenal Shopping Center houses a diverse group of tenants with long-term leases in place. The lineup includes Kroger Marketplace, Walk-On's, and 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 [Howse](#), a national furniture franchise, is currently available for lease, as well as, an additional 4,692 SF bonus space, located at the rear of the building.

PROPERTY HIGHLIGHTS

- RARE SPACE AVAILABLE IN SOME OF THE BEST REAL ESTATE IN WEST LITTLE ROCK
- PROFESSIONALLY MANAGED PROPERTY
- INLINE SPACE FORMERLY OCCUPIED BY HOWSE
- "GRADE A" DEMOGRAPHICS
- BETWEEN WALK-ON'S AND 5 BELOW
- SURROUNDED BY TOP PRODUCING RESTAURANTS
- JOINED BY (2) NATIONAL CREDIT TENANTS
- THE PROMENADE AT CHENAL LOCATED 1-MILE NORTH OF SITE
- AREA RETAILERS INCLUDE HOMEGOODS, KOHLS, HOME DEPOT, BED BATH & BEYOND, TARGET, WALMART, WHOLE FOODS, APPLE STORE, AND ACADEMY SPORTS.
- MASSIVE GROWTH MARKET
- BRAND-NEW COSTCO LOCATED ACROSS THE STREET

2010
EST.

DETAILS

PRICE	\$14 PSF NNN
SPACE AVAILABLE	25,699 SF
BUILDING SIZE	63,212 SF
LOT SIZE	5.72 AC

AVAILABLE SPACE

25,699 SF

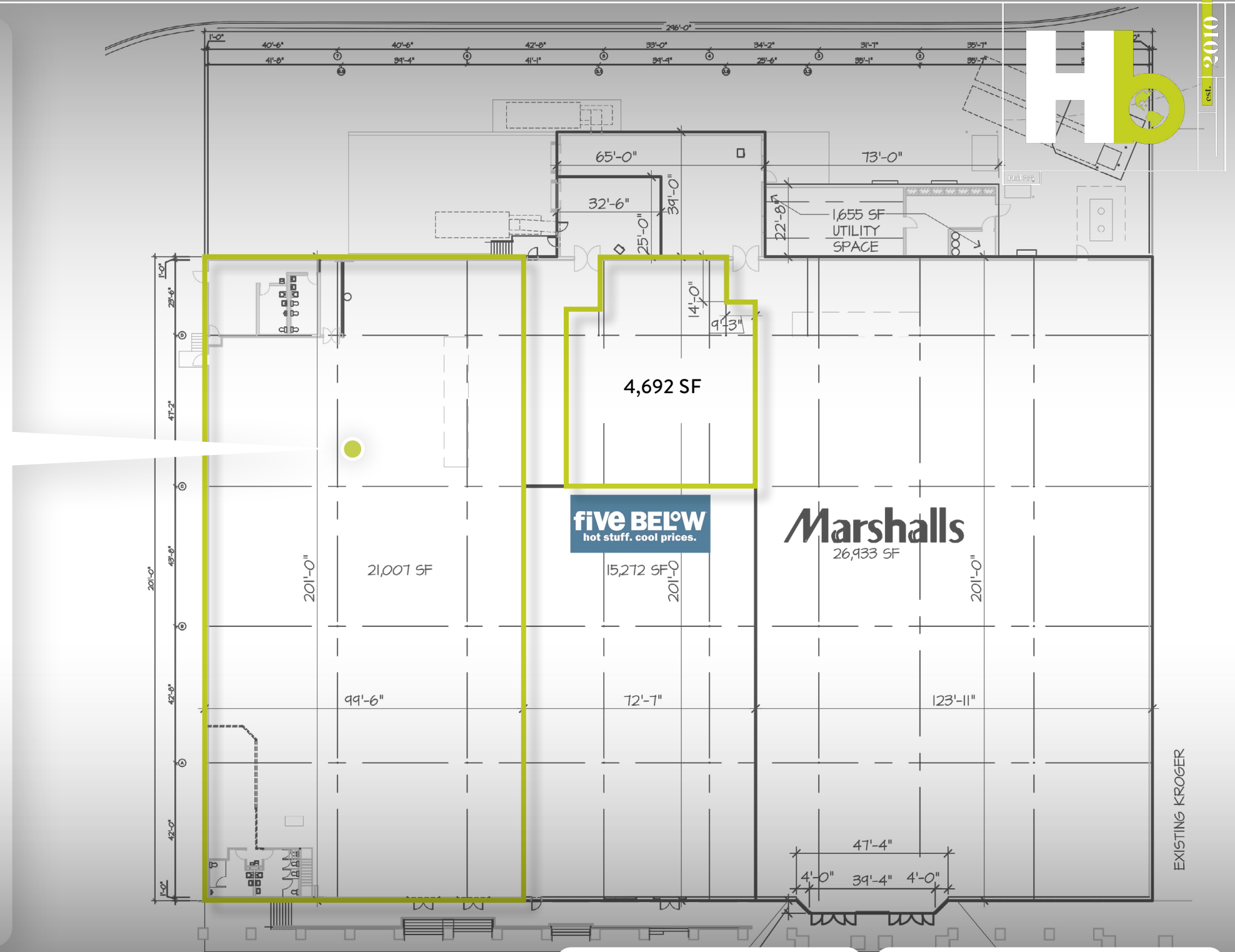
*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact.

FOR SALE: 25,699 SF SPACE IN KROGER-ANCHORED STRIP CENTER

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



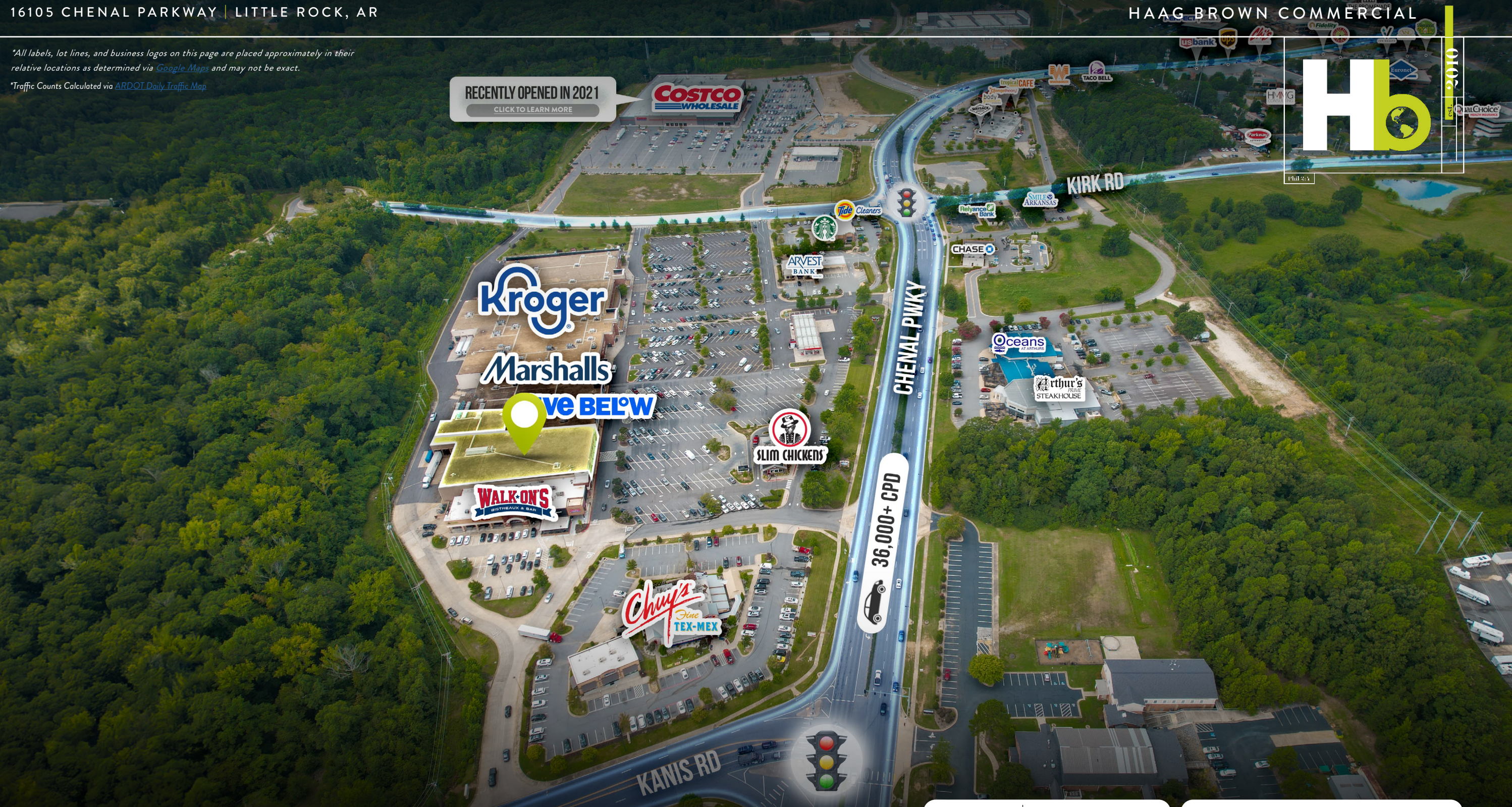
*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact.

*Traffic Counts Calculated via [ARDOT Daily Traffic Map](#)

RECENTLY OPENED IN 2021
CLICK TO LEARN MORE



2010



Kroger
Marshalls
VE BELW

CHENAL PWKY

KIRK RD

36,000+ CPD

KANIS RD

FOR SALE: 25,699 SF SPACE IN KROGER-ANCHORED STRIP CENTER

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact.

*Traffic Counts Calculated via [ARDOT Daily Traffic Map](#)



2010
ENL



FOR SALE: 25,699 SF SPACE IN KROGER-ANCHORED STRIP CENTER

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact.*

**All demographics are prepared by Esri*



41,845
2023 POPULATION

\$97,707
2023 MEDIAN
HOUSEHOLD INCOME

19,456
2023 NUMBER OF
HOUSING UNITS

40.4
2023 MEDIAN AGE

0.70%
2020-2023
ANNUAL POP. RATE

The Promenade at Chenal is an open-air lifestyle center located in the Chenal Valley Neighborhood of West Little Rock, Arkansas. 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.

[CLICK TO LEARN MORE](#)

SITE LOCATED JUST OUTSIDE OF
CHENAL
VALLEY

THE PROMENADE
AT CHENAL

COSTCO
WHOLESALE

THE VILLAGES OF
WELLINGTON

CHENAL PARKWAY

3 MILE RADIUS

**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact.*



EST. 2010



DOWNTOWN LITTLE ROCK | 13.2 MILES FROM SITE

CLINTON NATIONAL AIRPORT | 16.9 MILES FROM SITE



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM





CALEB MOSS

PROJECT MANAGER



DYLAN QUALLS

ASSET MANAGER



EMMA BASSETT

FINANCIAL OFFICER

“HB Asset Management is a division of Haag Brown Commercial Real Estate led by Dylan Qualls, Caleb Moss, and Emma Bassett. The HB Asset Management portfolio currently has over 900k SF of high-end commercial retail, medical, industrial, and office space. Some notable tenants managed include, but are not limited to, NEA Baptist, Starbucks Coffee, Hytrol Conveyor, Regions Bank, Hobby Lobby, Barnes & Noble, and Marshall’s. HB Asset Management works diligently to provide full-service accommodations to tenants, while maintaining direct communication with the client and aligning our efforts to meet the needs of the property owner.”



HAAG BROWN COMMERCIAL | ASSET MANAGEMENT

ZACQUALLS

Executive Broker - Leasing & Brokerage

PRIMARY
LEASING CONTACT



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007

MEET OUR PRINCIPALS

GREG HAAG

CO-FOUNDER, PRINCIPAL, CCIM



Greg has **45 years of real estate development and investment experience** in Arkansas, Texas, Tennessee, Missouri, Mississippi, and western Kentucky. He has worked for city government and development agencies across the United States performing economic studies called **LEAKAGE ANALYSIS**. This process takes an in-depth look at the market to see where money is being spent and which retailers the market can support. Greg is an active member of ICSC, a Certified Commercial Investment Member (CCIM), and was named “Arkansas State University College of Business Executive of the Year” while also leading Haag Brown to be named “Arkansas Business’ Small Business of the Year.” He has focused on single-tenant program development for over 4 decades and it is not uncommon for him to be involved in over 15 projects at any given time.

45 YEARS OF
REAL ESTATE
DEVELOPMENT
& INVESTMENT
EXPERIENCE

Arkansas
Business
Buisness of the Year



JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM



Joshua has 16 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWW, Starbucks, Tacos 4 Life, and Slim Chicken’s, through an entire state in a quick time frame. Acting as the virtual extension of his clients’ real estate department, Joshua has produced multiple high-volume locations for Tommy’s Express Car Wash, Dairy Queen, Freddy’s Frozen Custard & Steakburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including “The New Influentials, 20 in Their 20’s,” “Arkansas Business’ 40 under 40,” “Arkansas State University College of Business Executive of the Year,” “Arkansas Money & Politics Top 100 Professionals,” and was a finalist for “Arkansas Business’ Executive of the Year.” He led Haag Brown to be named “Arkansas Business’ Small Business of the Year” and has been the top commercial broker in sales volume in Northeast Arkansas for the past 11 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP
COMMERCIAL
BROKERS IN THE
SOUTHERN U.S.