

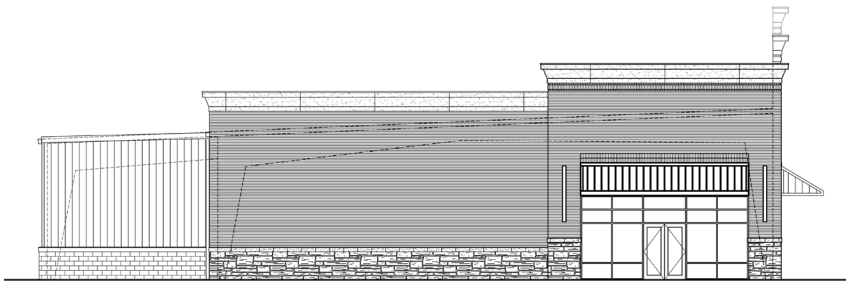


REES
COMMERCIAL

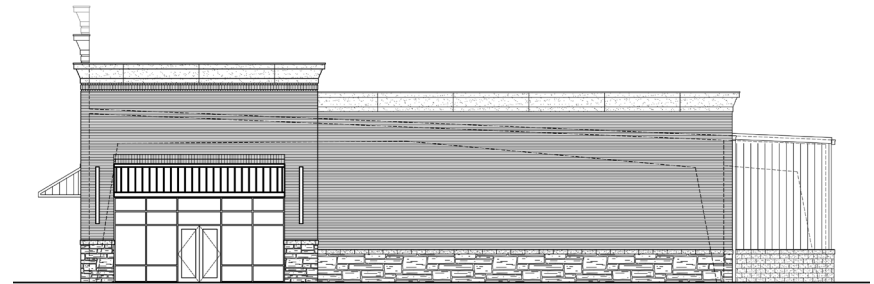
SHOPPES AT CHENAL



PRELIMINARY WEST ELEVATION



PRELIMINARY NORTH ELEVATION



PRELIMINARY SOUTH ELEVATION

FOR LEASE

SHOPPES AT CHENAL

SE CORNER ARKANSAS SYSTEMS DRIVE & CHENAL PARKWAY, LITTLE ROCK, AR 72223

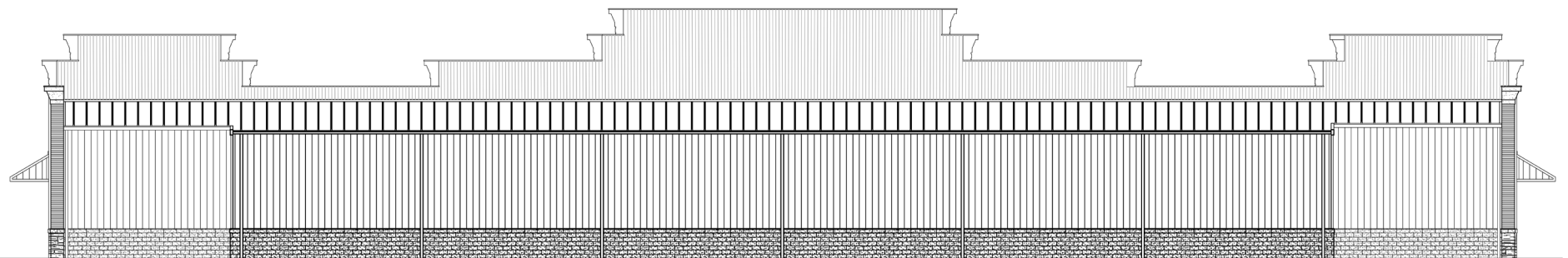


PROPERTY INFORMATION

ABOUT THE SHOPPES AT CHENAL

The Shoppes at Chenal is West Little Rock's newest development. The 34,734 SF mixed-use development is located in the heart of the Chenal Valley neighborhood at the southeast corner of Arkansas Systems Drive and Chenal Parkway. Chenal Valley is West Little Rock's most prestigious master-planned community that includes over 4,800 acres of luxurious residential neighborhoods, office parks, retail space and the Chenal County Club & Golf Course.

The Shoppes at Chenal will be home to a variety of upscale national, regional and local retailer and restaurant venues. The center will be designed into three separate buildings. Buildings A and C will consist of approximately 6,000 SF each of restaurant space with a parking ratio of 10 spaces per 1,000 SF. Building B will contain both restaurant and retail space with 22,734 total SF and a parking ratio of 5.41 spaces per 1,000 SF. Extensive sidewalks and landscaping will create a pedestrian-friendly environment ideal for shopping, eating and socializing. The open design of the center will give customers the ability to park in front of their favorite stores and restaurants.



PRELIMINARY EAST ELEVATION



PROPERTY INFORMATION

HIGHLIGHTS

- + New retail / restaurant development located at the Southeast Corner of Arkansas Systems Drive and Chenal Parkway
- + Retail and restaurant space available
- + Land Lease or Build-to-Suit opportunity for outparcels
- + Large double-sided, digital sign on Chenal Parkway for Tenant advertisement
- + Located at hard corner stoplight
- + Retailers and businesses within walking distance include McDonald's, HomeGoods, Del Frisco's Grille, AT&T, Verizon, IMAX Theatre, Chi St Vincent, Perfect Vision, Victoria's Secret, Sleep Number, Mattress Firm, BRAVO Cucina Italiana, Menchie's Frozen Yogurt, GNC, DSW Shoes, Nike Factory Store, J.Crew, Local Lime, J.Jill, Big Orange, White House Black Market, Charming Charlie, Apple Store, Justice, Pei Wei, Bath & Body Works, Anthropologie, Lululemon Athletica, The UPS Store, Domino's, Fellowship Bible Church
- + Four (4) drive-thru doors (Restaurant Building A = 1; Retail Building B = 2; Restaurant Building C = 1)
- + Over 650,000 SF of office / medical tenants within walking distance
- + New 3 to 4 story hotel development across from site

GROSS LEASABLE AREA

- + Restaurant Building A = 6,000 SF
- + Retail Building B = 22,734 SF
- + Restaurant Building C = 6,000 SF

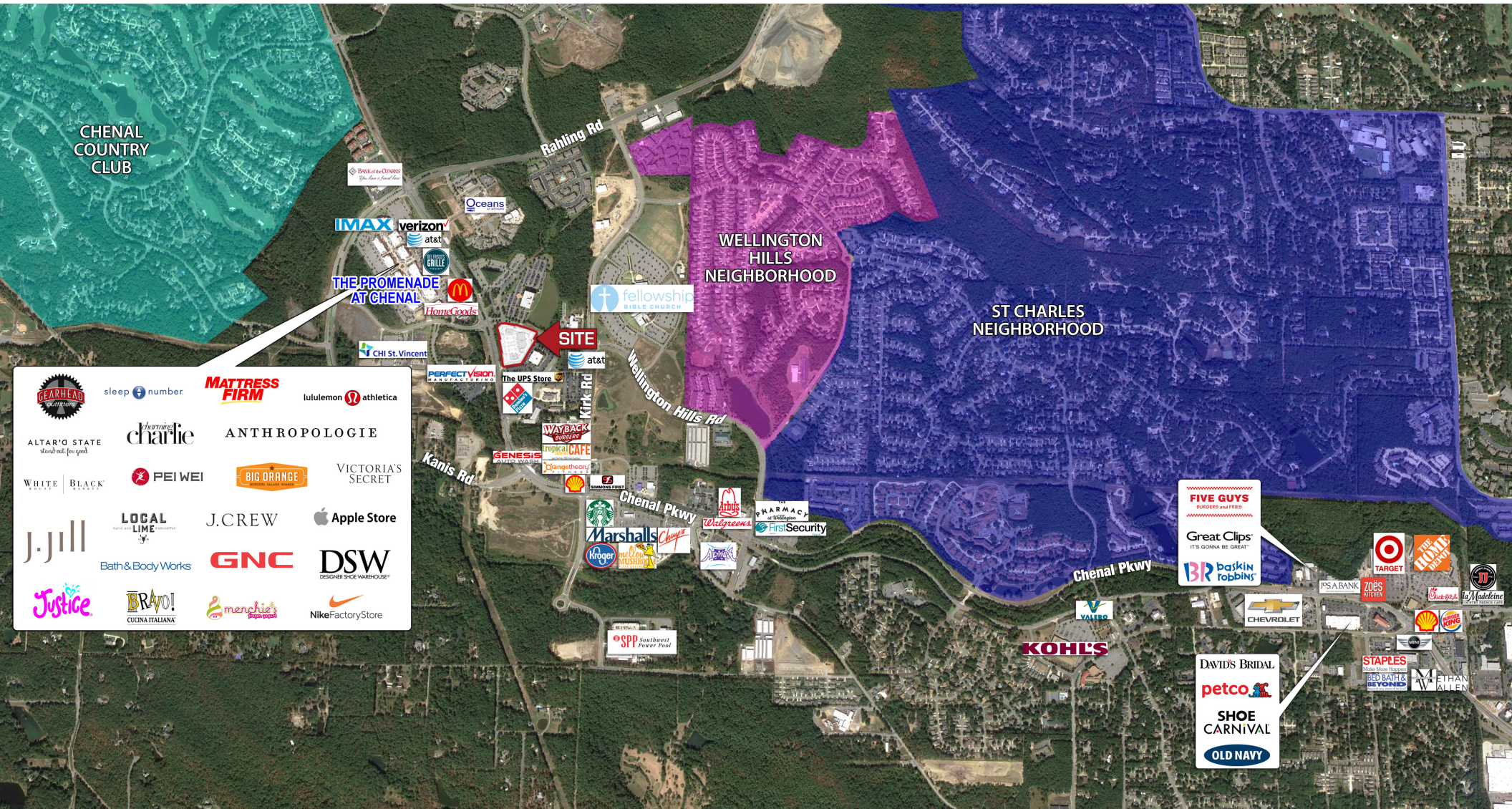
LEASE RATE

- + Call for more information

FOR LEASE | SHOPPES AT CHENAL | SE CORNER ARKANSAS SYSTEMS DRIVE & CHENAL PARKWAY, LITTLE ROCK, AR 72223



LOCATION



	sleep + number	MATTRESS FIRM	lululemon	athletica
ALTA'S STATE	charlie	ANTHROPOLOGIE		
WHITE BLACK	PEI WEI	BIG ORANGE	VICTORIA'S SECRET	
J.Jill	LOCAL LIME	J.CREW	Apple Store	
Bath & Body Works	GNC	DSW	DESIGNER SHOE WAREHOUSE	
Justice	BRAVO!	menchie's	Nike Factory Store	

FIVE GUYS	TARGET	THE HOME DEPOT
Great Clips	BR baskin robbins	PS BANK
KOHL'S	CHEVROLET	ZOBS KITCHEN
DAVIDS BRIDAL	PETCO	STAPLES
SHOE CARNIVAL	OLD NAVY	BED BATH & BEYOND

FOR LEASE | SHOPPES AT CHENAL | SE CORNER ARKANSAS SYSTEMS DRIVE & CHENAL PARKWAY, LITTLE ROCK, AR 72223



LOCATION



FOR LEASE | SHOPPES AT CHENAL | SE CORNER ARKANSAS SYSTEMS DRIVE & CHENAL PARKWAY, LITTLE ROCK, AR 72223

LOCATION





MARKET OVERVIEW

LITTLE ROCK OVERVIEW



Little Rock is the capital of Arkansas with a population of approximately 225,000 people in Little Rock proper. The median household income is \$48,000 with incomes varying widely throughout the city. The wealthier areas tend to be North of I-630 and West of I-430. This site is located to the West of I-630 and in the heart of the Chenal Parkway corridor. Some of the higher median household incomes are in this area, with an estimated average of \$90,000 per household. Little Rock can be split into four different sections, Downtown Little Rock, Midtown Little Rock / The Heights, West Little Rock, and South of I-630. This particular site would be considered as West Little Rock, again, with some of the higher demographics in the entire city. Little Rock is also the major Metropolitan Statistical Area (MSA) for all of Central Arkansas.

There are roughly 1,000,000 people within the Little Rock MSA. Although there are multiple big box, junior tenants and grocers spread throughout the MSA, West Little Rock has become the central place in the Metropolitan Statistical Area for upscale shopping, primarily due to the high demographics and the development, The Promenade at Chenal, which is Little Rock's premier upscale shopping area.

SITE OVERVIEW

The site is located at the intersection of Chenal Parkway and Arkansas Systems Drive. The intersection is lighted with excellent infrastructure to accommodate ingress / egress needs. This location is unique in that there is a slow turn to the road which provides for extra frontage. It should be noted that this lot is just 0.3 miles to the East and across the street from Little Rock's most upscale development, The Promenade at Chenal. The Promenade's tenants include IMAX Theatre, Apple, Aeropostale, DSW Shoes, AT&T, Verizon, HomeGoods, J.Crew and Del Frisco's Grille, as well as many other fine eateries and retailers. The site is currently divided into three lots, a corner lot, an off-corner lot and a 22,734 SF retail / restaurant strip. Currently several restaurants are interested in the site along with some soft goods retailers. Given the high demographics and the upscale shopping, this development will only add to the already prospering area. The Shoppes at Chenal will be the nicest, most popular and newest development along Chenal Parkway.

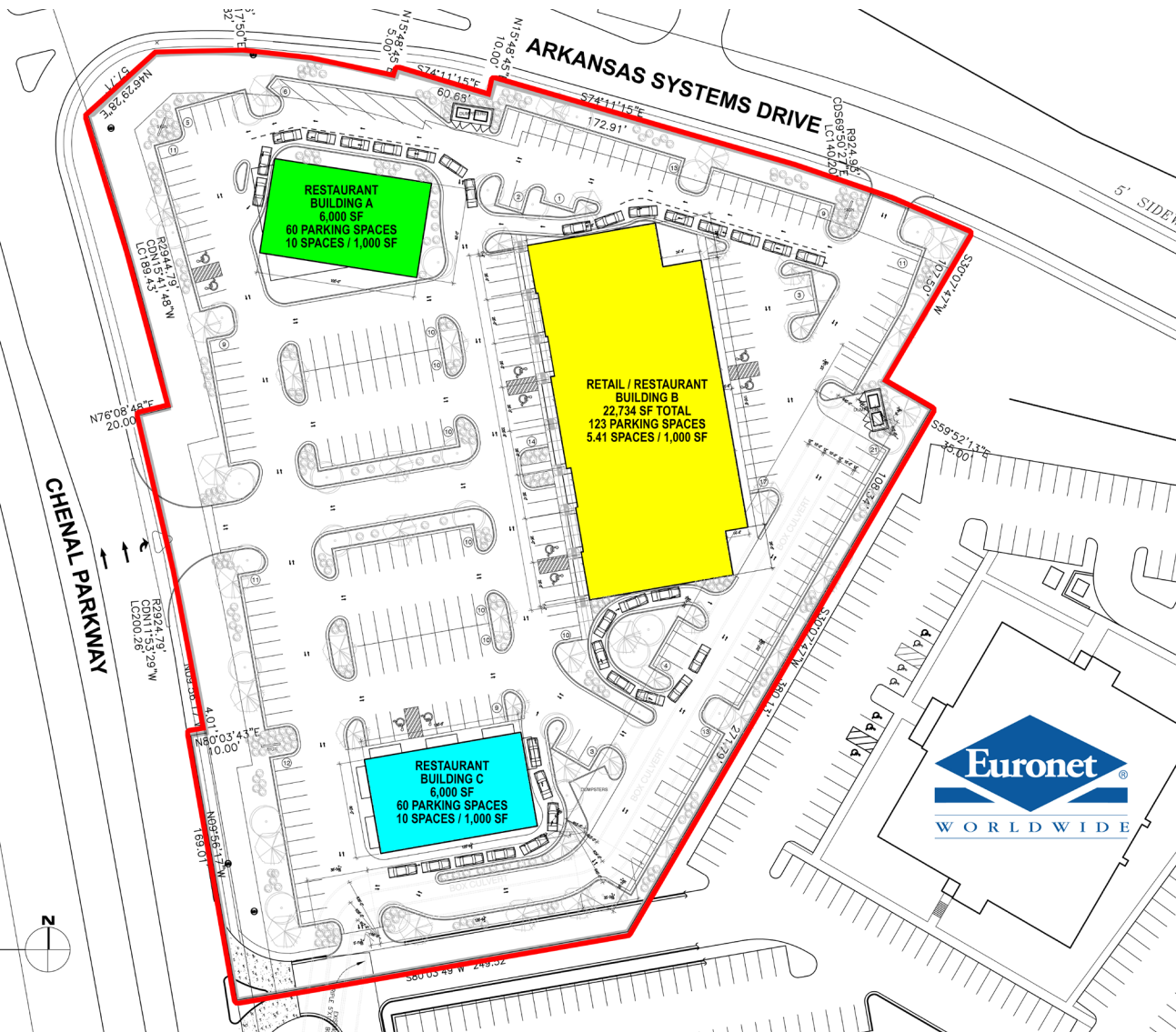
FOR LEASE

SHOPPES AT CHENAL

SE CORNER ARKANSAS SYSTEMS DRIVE & CHENAL PARKWAY, LITTLE ROCK, AR 72223



SITE PLAN



BUILDING A:

- + Restaurant Space
- + 6,000 SF
- + 60 Parking Spaces
- + 10 Spaces / 1,000 SF
- + Drive-Thru Availability



BUILDING B:

- + Retail Space
- + 22,734 SF
- + 123 Parking Spaces
- + 5.41 Spaces / 1,000 SF
- + 2 Drive-Thrus Available



BUILDING C:

- + Restaurant Space
- + 6,000 SF
- + 60 Parking Spaces
- + 10 Spaces / 1,000 SF
- + Drive-Thru Availability



DEMOGRAPHICS

2016 DEMOGRAPHIC STUDY

	3 Miles	5 Miles	10 Miles
Total Population	38,320	78,927	258,952
Daytime Population	25,664	76,257	268,198
Average HH Income	\$115,601	\$99,890	\$76,473
Median Age	38.4	38.6	36.2

TRAFFIC COUNTS

Chenal Parkway	33,000 vehicles per day
Kanis Road	8,000 vehicles per day
Rahling Road	12,000 vehicles per day

CONTACT US

John A. Rees, Jr. CCIM

Chris Samuel

Listing Agent
501.519.7337
JARees@ReesCommercial.com

Listing Agent
501.519.0476
CSamuel@ReesCommercial.com

Rees Commercial has prepared this document for advertising & general information only. Rees 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. Rees Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document & excludes all liability for loss & damage arising there from.

www.ReesCommercial.com

