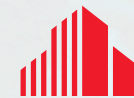


FOR SALE | CHENAL VALLEY

# MIXED-USE OPPORTUNITIES

CHENAL VALLEY | LITTLE ROCK, AR



CUSHMAN & WAKEFIELD





# TRACT 1

## LOT 8

| Tract/Lot                | Acreeage            | Zoning         | Price/SF                          |
|--------------------------|---------------------|----------------|-----------------------------------|
| <del>Tract 1 Lot 8</del> | <del>10.73 AC</del> | <del>C-3</del> | <del>\$12.50/SF</del> <b>SOLD</b> |
| Tract 1 Lot 9            | 9.30 AC             | C-3            | \$11.00/SF                        |



# TRACT 2

## LOT 1C

| Tract/Lot      | Acreeage | Zoning | Price/SF   |
|----------------|----------|--------|------------|
| Tract 2 Lot 1C | 1.76 AC  | PCD    | \$14.00/SF |





# TRACT 3

## LOT 5

| Tract/Lot     | Acreage | Zoning | Price/SF   |
|---------------|---------|--------|------------|
| Tract 3 Lot 5 | 7.52 AC | C-1    | \$12.00/SF |



# TRACT 14

| Tract/Lot | Acreage  | Zoning | Price/SF   |
|-----------|----------|--------|------------|
| Tract 14  | 13.87 AC | PRD    | \$10.00/SF |





# TRACT 77

| Tract/Lot | Acreage | Zoning | Price/SF   |
|-----------|---------|--------|------------|
| Tract 77  | 8.01 AC | PCD    | \$14.00/SF |



# TRACT 300

| Tract/Lot       | Acreage | Zoning | Price/SF   |
|-----------------|---------|--------|------------|
| Tract 300 Lot 1 | 4.21 AC | C-1    | \$14.00/SF |





# CHENAL

## COMMERCIAL PROPERTIES

### DEMOGRAPHICS

1-mile radius



**4,026**  
Population



**42**  
Median Age



**\$105,944**  
Median Household Income



**242**  
Total Businesses

5-mile radius



**77,814**  
Population



**40**  
Median Age



**\$78,462**  
Median Household Income



**3,822**  
Total Businesses

Over 280 available acres in Chenal are designated for commercial uses. Commercial activity is anchored by the Promenade at Chenal, a 306,000 square foot open-air lifestyle shopping center which is home to upscale national, regional and local retailers, restaurants and entertainment venues. Nearby commercial uses include the St. Vincent medical complex, several medical offices, Bank OZK head office, multifamily and senior living properties, retail stores and hotels.

Commercial activity is supported by the growing vibrant Chenal Valley residential development and adjacent multifamily and hotels. Chenal truly provides an opportunity to Live, Work, Play and Grow. The variety of commercial sites that are available are zoned as retail, office and multifamily/retirement/institutional.

[potlatchdeltic.com](http://potlatchdeltic.com)



**FOR MORE INFORMATION, CONTACT:**



**JASON PARKER, SIOR**  
Vice President  
501 680 0321  
jparker@sagepartners.com



**RYAN GIBSON**  
Vice President  
501 680 6119  
rgibson@sagepartners.com



**ALEX BENNETT**  
Associate  
501 404 1840  
abennett@sagepartners.com

**CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE**

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.



**CUSHMAN &  
WAKEFIELD**

