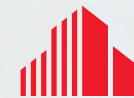


FOR SALE | CHENAL VALLEY

RETAIL OPPORTUNITIES

CHENAL VALLEY | LITTLE ROCK, AR



CUSHMAN & WAKEFIELD



TRACT 1

LOT 5

Tract/Lot	Acreeage	Zoning	Price/SF
Tract 1 Lot 5	1.44 AC	C-3	\$23.00/SF SOLD



TRACT 2

LOT 5, & LOT 7

Tract/Lot	Acreeage	Zoning	Price/SF
Tract 2 Lot 5	3.32 AC	PCD	\$22.00/SF SOLD
Tract 2 Lot 7	1.42 AC	PCD	\$22.00/SF



TRACT 3

LOT 1, LOT 2, LOT 3 & LOT 5

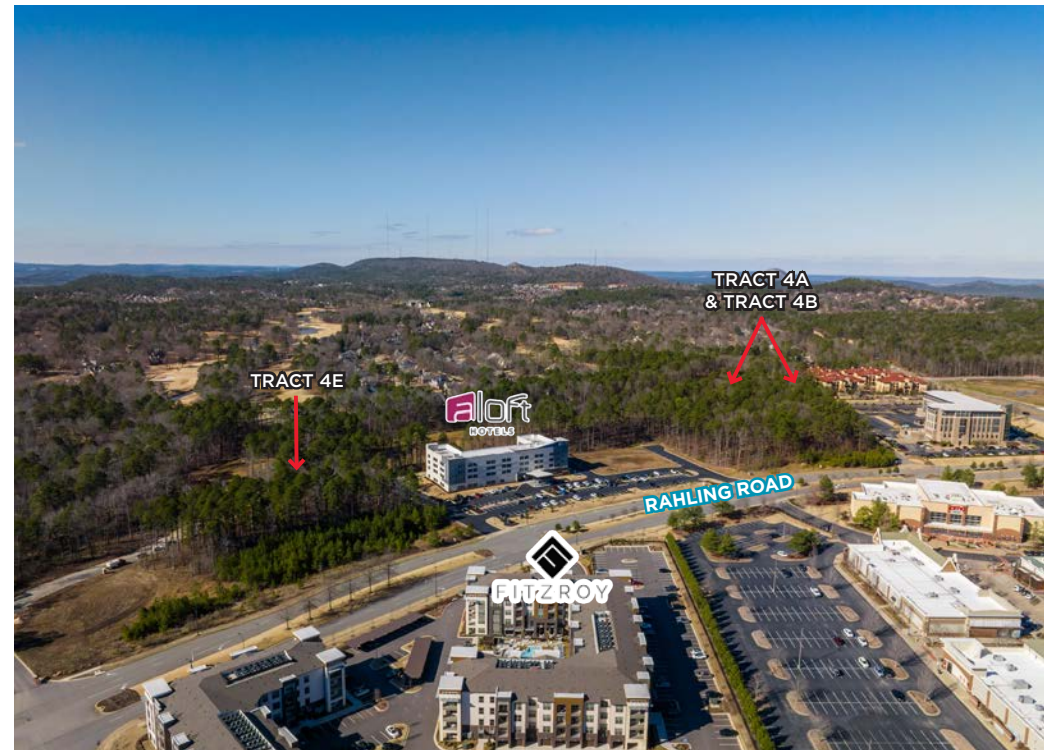
Tract/Lot	Acreage	Zoning	Price/SF
Tract 3 Lot 1	2.92 AC	C-3	\$24.00/SF
Tract 3 Lot 2	2.87 AC	C-1	\$22.00/SF
Tract 3 Lot 3	2.71 AC	C-1	\$22.00/SF



TRACT 4

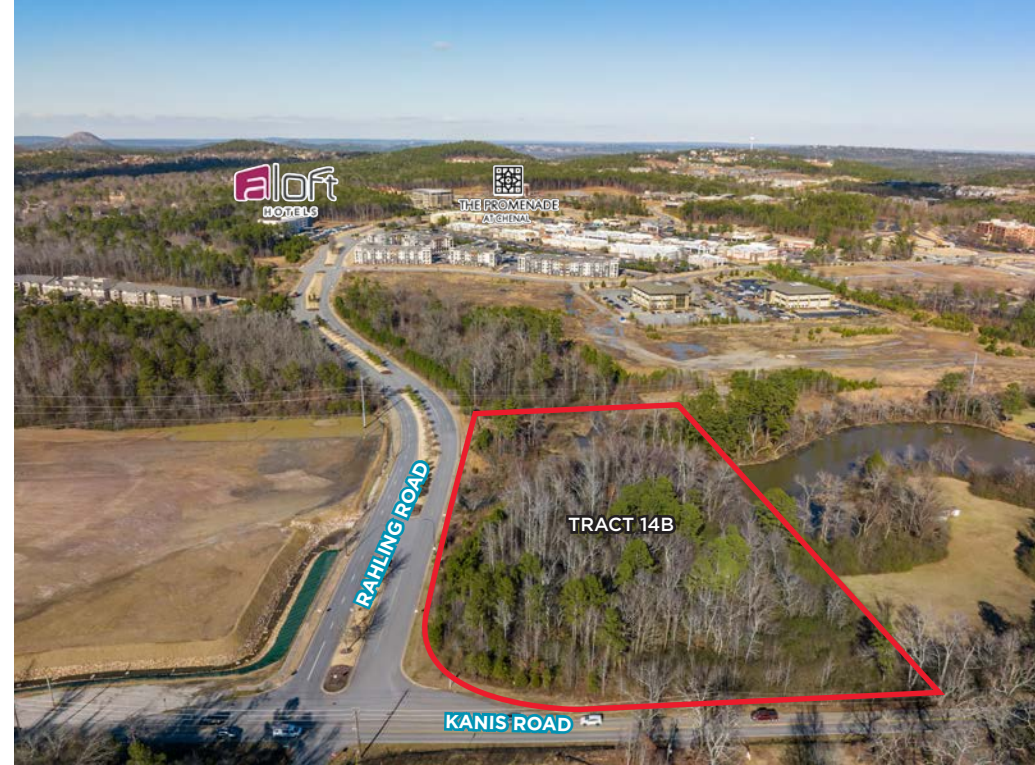
4A, 4B, & 4E

Tract/Lot	Acreage	Zoning	Price/SF
Tract 4A	2.79 AC	C-3	\$20.00/SF
Tract 4B	1.98 AC	C-3	\$20.00/SF
Tract 4E	2.62 AC	C-3	\$20.00/SF



TRACT 14B

Tract/Lot	Acreage	Zoning	Price/SF
Tract 14B	3.75 AC	C-3	\$12.50/SF



TRACT 201A

Tract/Lot	Acreage	Zoning	Price/SF
Tract 201A	25.29 AC	C-1	\$10.00 - \$16.00/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

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**

