

# THE PROMENADE AT CHENAL

## LEASING GUIDE

17711 Chenal Parkway  
Little Rock, Arkansas

306,000 SF Open-Air Lifestyle Center

  J.CREW ANTHROPOLOGIE

   CYCLEBAR  
PREMIUM INDOOR CYCLING

 **Newmark**  
Moses Tucker Partners

501.376.6555 [WWW.NEWMARKMTP.COM](http://WWW.NEWMARKMTP.COM)

## PROPERTY OVERVIEW

Address:	17711 Chenal Pkwy, Little Rock, AR
Property Type:	Open-Air Lifestyle Center
Available SF:	1,340 SF to 12,341 SF
Year Built:	2008
Acreage:	36.2 Acres
Zoning:	C-2

## HIGHLIGHTS

The Promenade at Chenal is a French Gothic style, open-air retail center strategically located in the heart of Chenal Valley. The 268,942 SF center features an attractive open-air layout, ideal vehicular and pedestrian circulation, beautiful landscaping, ideal tenant mix, and much more. The one of a kind center features national retailers such as: Apple, Lululemon, HomeGoods, DSW, and AMC Theaters. Combined with local and regional favorites Big Orange, Local Lime, and YaYa's; the center is unparalleled to any property in Central Arkansas.

## TENANTS



Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



## DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population	35,793	74,072	242,598
Daytime Population	12,797	52,637	203,331
Median Age	37.6	38.2	36.7
Households	15,954	33,756	107,346
Avg. HH Income	\$131,699	\$113,629	\$83,271
Annual HH Expenditure	\$1.36 B	\$2.58 B	\$6.55 B



### Surrounding Developments



327 Unit Class-A Apartment Community

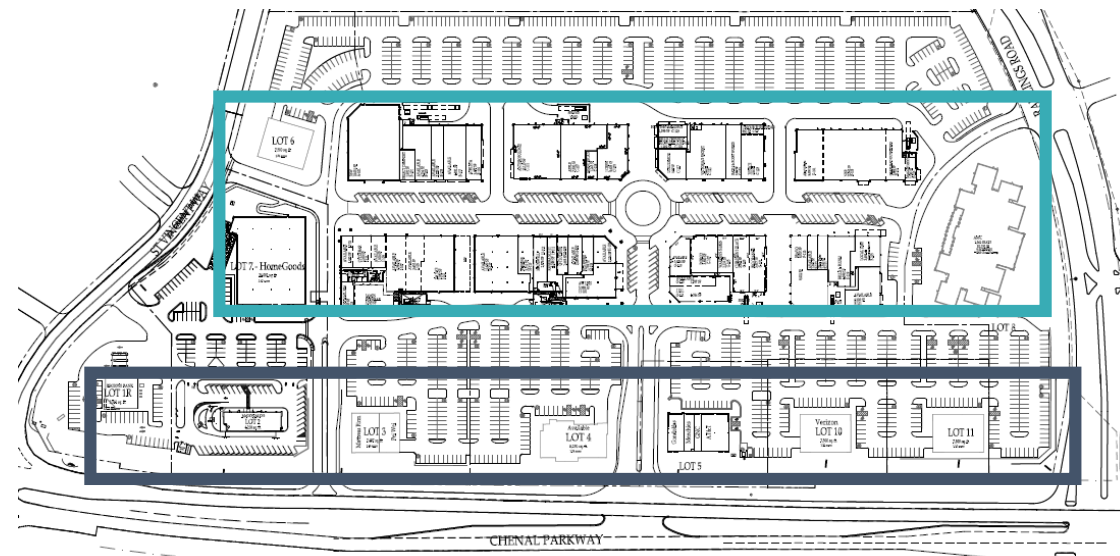
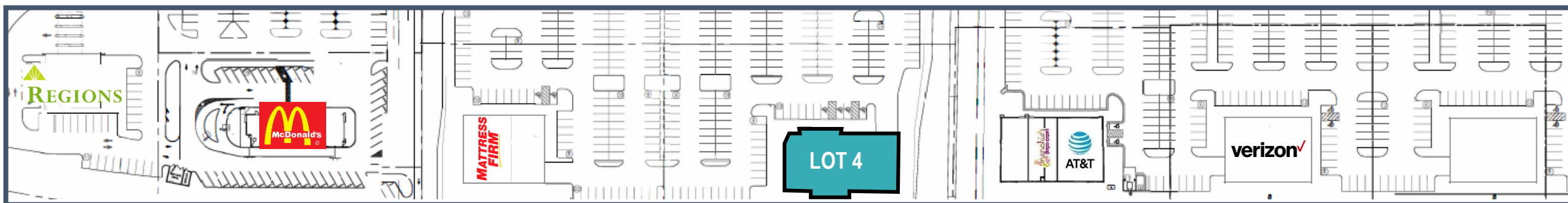
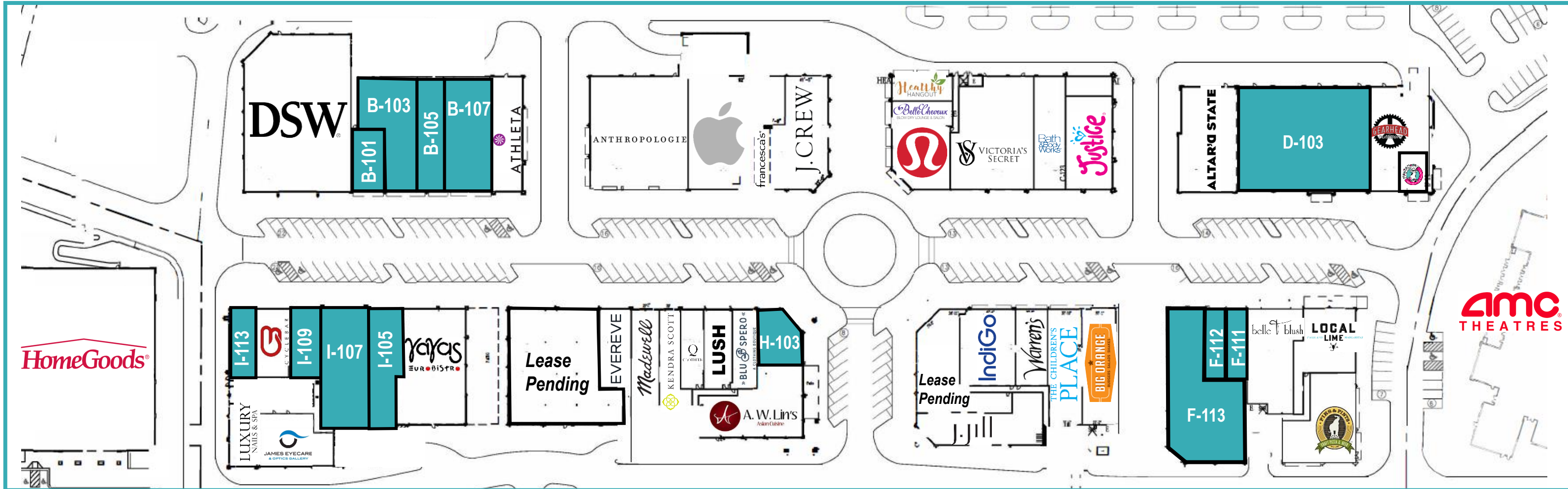


THE FITZROY CHENAL



Costco – 165,000 SF – 2021 Delivery





SPACE	AVAILABLE	
	SF	Available
B-101*	1,892	8/1/2020
B-103*	4,736	Now
B-105*	2,773	Now
B-107*	4,832	Now
D-103	12,562	Now
F-111*	1,340	Now
F-112*	1,340	Now
F-113*	8,002	Now
H-103	2,124	Now
I-105*	3,610	Now
I-107*	4,394	Now
I-109*	1,800	Now
I-113	1,422	Now
Lot 4	8,290	Now



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