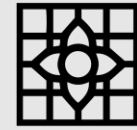


THE PROMENADE AT CHENAL

LEASING GUIDE

17711 Chenal Parkway
Little Rock, Arkansas

Open-Air Lifestyle Center



THE PROMENADE
AT CHENAL

Shop. Dine. Discover.



LUSH
FRESH HANDMADE COSMETICS

ANTHROPOLOGIE

SEPHORA



HomeGoods

CYCLEBAR
PREMIUM INDOOR CYCLING

URBAN OUTFITTERS



Moses Tucker
PARTNERS

501.376.6555

WWW.MOSESTUCKER.COM

PROPERTY OVERVIEW

Address:	17711 Chenal Pkwy, Little Rock, AR
Property Type:	Open-Air Lifestyle Center
Available SF:	3,067 SF to 12,562 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 270,000 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, Urban Outfitters, 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



DEMOGRAPHICS

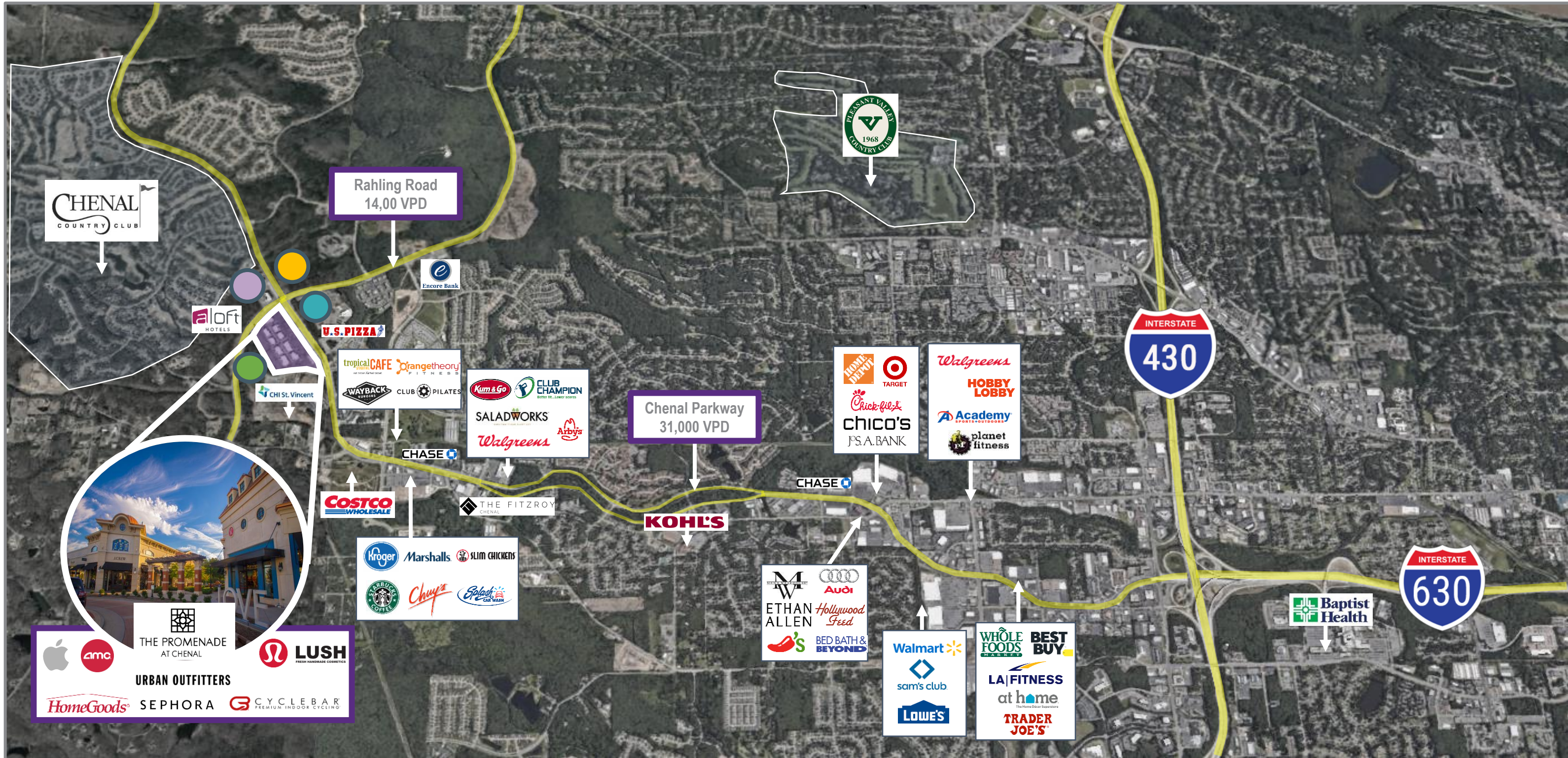
	5-Mile	10-Mile	20-Mile
Population	85,102	264,032	503,202
Daytime Population	60,984	178,919	299,089
Median Age	40.1	38.7	39.1
Households	36,160	109,472	205,210
Avg. HH Income	\$117,534	\$90,484	\$82,893

RECOGNITIONS

For two years in a row, AY Magazine has awarded The Promenade at Chenal as the best Shopping Center Statewide.



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.



Surrounding Developments

-  327 Unit Class-A Apartment Community

-  New 40,000 SF office HQ -- Bancorp South

-  90,000 SF building acquisition -- Simmons Bank

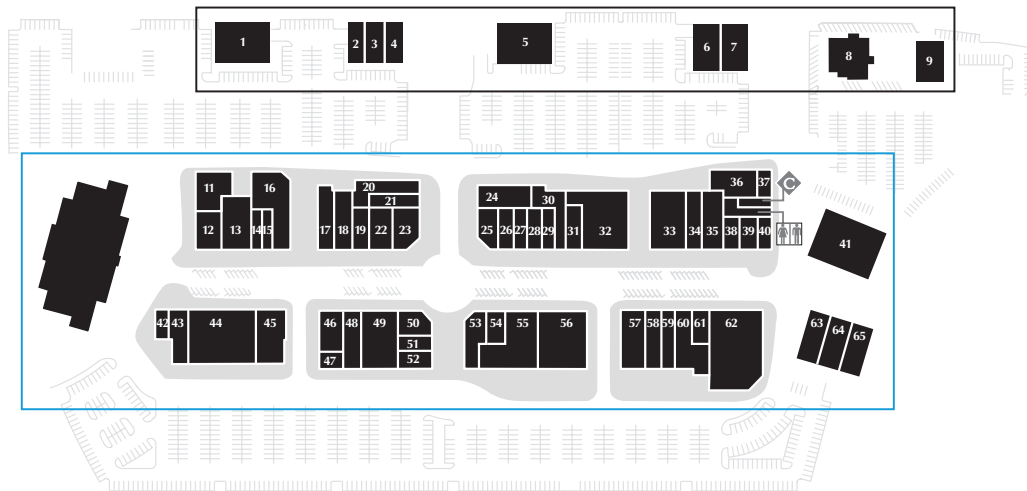
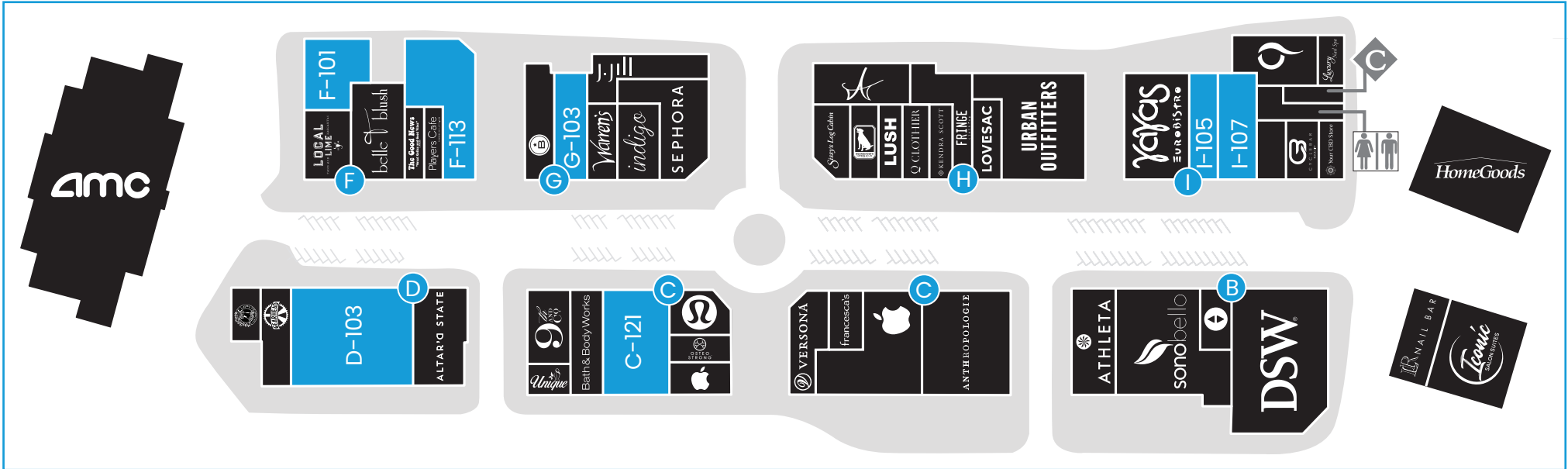
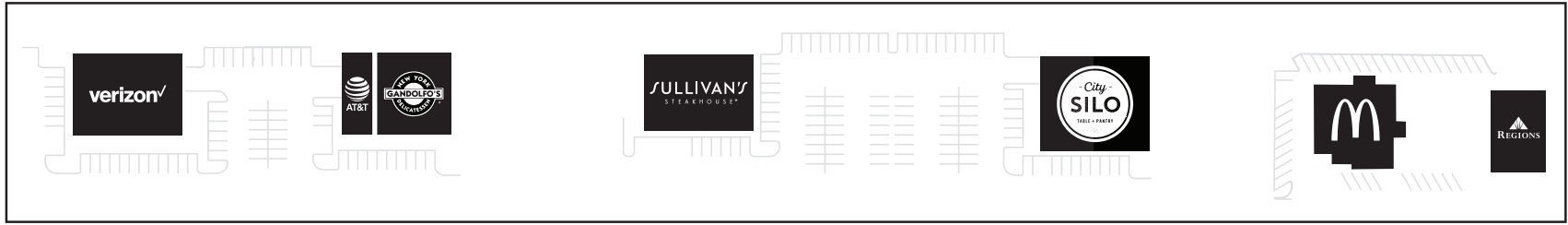
-  New 20,000 SF office – First Community Bank




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**THE PROMENADE
AT CHENAL**

Shop. Dine. Discover.



AVAILABLE		
SPACE	SF	AVAILABLE
C-121	4,899	Now
D-103	12,562	Now
F-101	4,800	Now
F-113	8,002	Pending
G-103	3,562	Now
I-105*	3,610	Now
I-107*	4,394	Now

* = Can Be Combined

RECENT MARKET ACTIVITY



New Costco Wholesale – 1st location in Arkansas



THE PROMENADE AT CHENAL



327 unit Class-A Apartments

Planned 250 Unit + Multi-Family complex



aloft[®] HOTELS
New 127 room Class-A Hotel



Simmons Bank[®]

90,000 SF building acquisition



FIRST COMMUNITY BANK

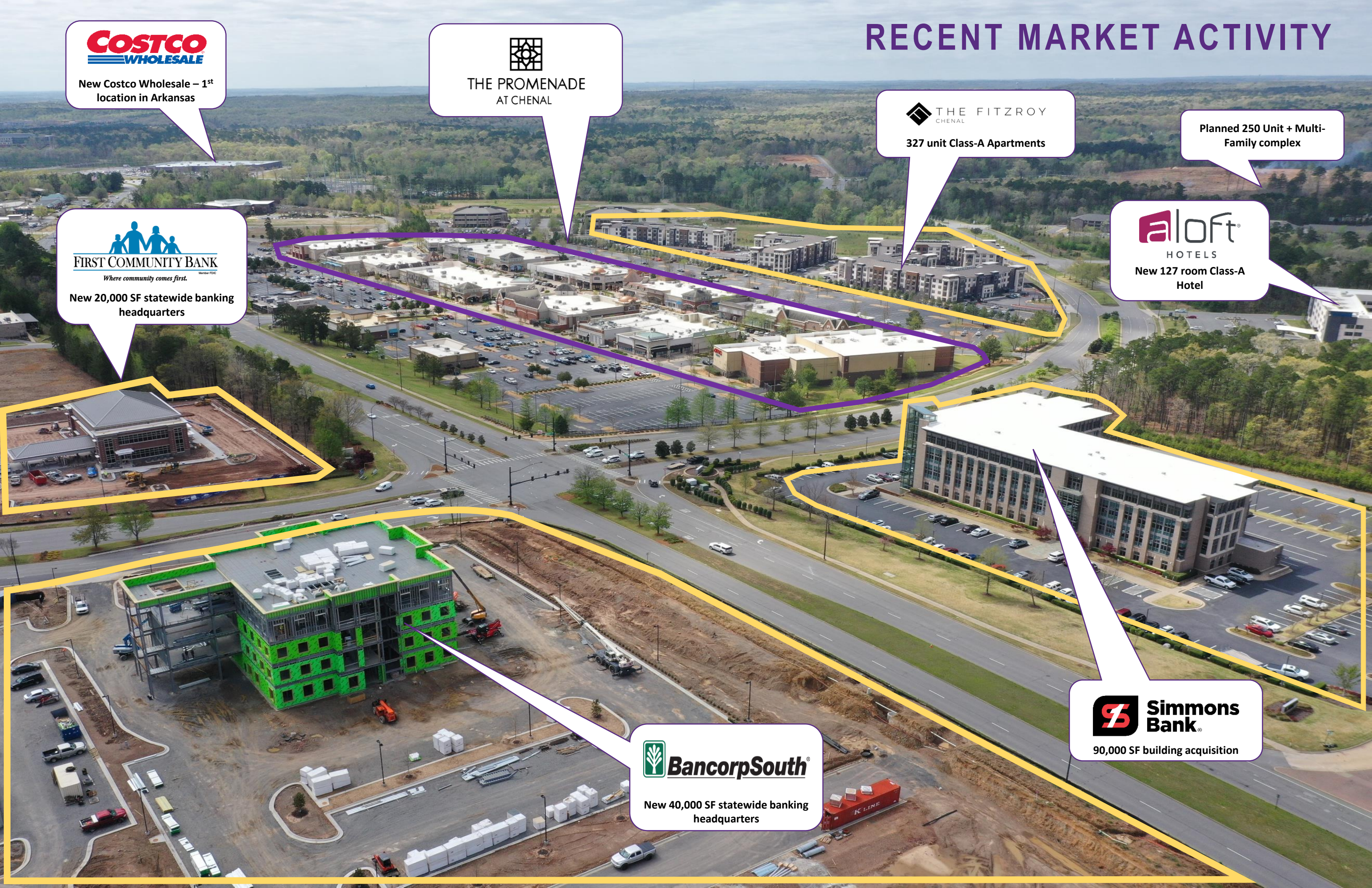
Where community comes first.

New 20,000 SF statewide banking headquarters



BancorpSouth[®]

New 40,000 SF statewide banking headquarters





[DRONE VIDEO #1](#)

[DRONE VIDEO #2](#)



MOSES TUCKER PARTNERS

CHRIS MOSES

Principal, President & CEO

Direct: 501-376-6555

cmoses@mosestucker.com

CHRIS MONROE

Principal & Vice President, Corporate Services

Direct: 501-376-6555

cmonroe@mosestucker.com

GREYSON SKOKOS

Principal & Vice President of Brokerage

Direct: 501-376-6555

gskokos@mosestucker.com

GEORGE FRIEDMANN

Brokerage Director

Direct: 501-376-6555

gfriedmann@mosestucker.com

RIDGE FLETCHER

Brokerage Analyst

Direct: 501-376-6555

rfletcher@mosestucker.com



Moses Tucker
PARTNERS

