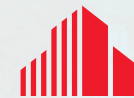


FOR SALE | CHENAL VALLEY

# RETAIL OPPORTUNITIES

CHENAL VALLEY | LITTLE ROCK, AR



CUSHMAN & WAKEFIELD



# TRACT 1

## LOT 5

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



# TRACT 2

## LOT 5, & LOT 7

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



# TRACT 3

## LOT 1, LOT 2, LOT 3 & LOT 5

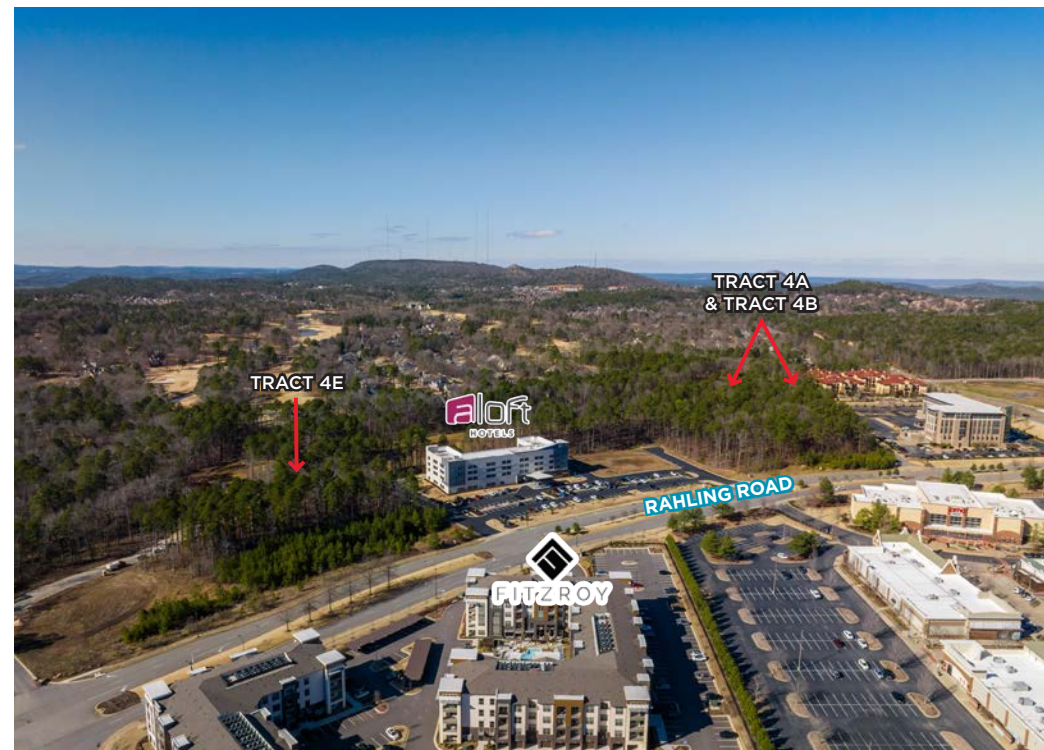
Tract/Lot	Acreage	Zoning	Price/SF
Tract 3 Lot 1	2.92 AC	C-3	\$24.00/SF
Tract 3 Lot 2	2.87 AC	C-1	\$22.00/SF
Tract 3 Lot 3	2.71 AC	C-1	\$22.00/SF



# TRACT 4

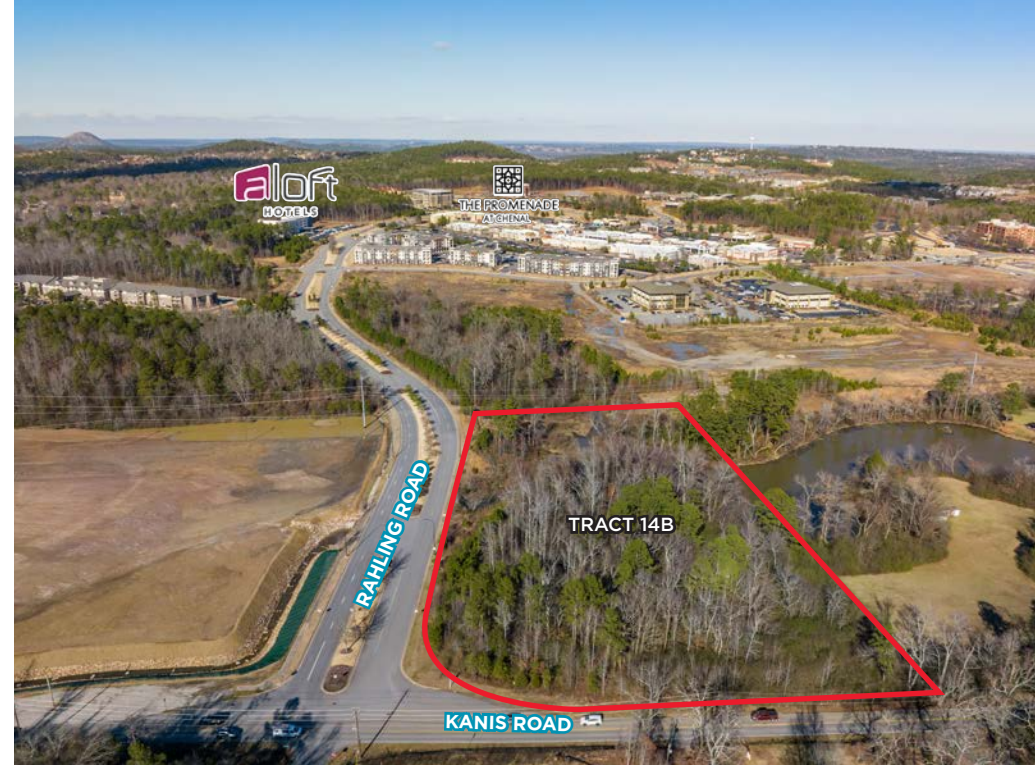
## 4A, 4B, & 4E

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](http://potlatchdeltic.com)

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