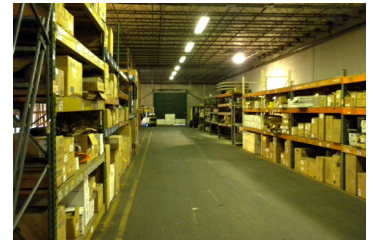




FLAKE & KELLEY
COMMERCIAL



FOR SALE

65,740 SF
Building

NATIONAL HOME CENTER | LITTLE ROCK, AR



For More Information,
Contact:

Flake & Kelley Commercial

www.Flake-Kelley.com

James Harkins

501.375.3200

501.244.7502

jharkins@flake-kelley.com

Gary Smith

501.375.3200

501.244.7510

gsmith@flake-kelley.com

Irwin Partners

www.IrwinPartners.com

Greg Joslin

501.225.5700

501.801.5206

gjoslin@irwinpartners.com



15707 Chenal Parkway

Little Rock, Arkansas | Pulaski County

Available: Total - 65,740 SF
Retail - 17,845 SF
Warehouse - 48,087 SF
Outdoor Covered Storage Area - 23,190 SF
Land - Approximately 5.75 +/- Acres

Price: \$4,975,000

Traffic Counts: Chenal Parkway - 29,000 vehicles per day

Comments: Excellent Chenal Parkway & Kanis Road location.
Property has two access points - Chenal Parkway & Kanis Road.
\$107,622 Average Household Income within 3 miles.
Includes 87 parking spaces.
2- 24'x14' overhead doors in front.
7- Overhead doors in rear (3 dock high & 4 drive-up).

FK: (501) 375-3200

IP: (501) 225-5700

Flake & Kelley - 425 W Capitol Ave #300 - Little Rock, AR 72201

Irwin Partners - 1701 Centerview Dr #201 - Little Rock, AR 72211

Flake & Kelley Commercial & Irwin Partners are the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without the consent of Flake & Kelley Commercial & Irwin Partners.

Rahling Rd

IMAX THEATRE

The Promenade at Chenal

- Justice
- claire's
- AMERICAN EAGLE OUTFITTERS
- AÉROPOSTALE
- ANN TAYLOR
- LOFT

GMAC

Euronet WORLDWIDE

ACXIOM Data Center

Fellowships

ACXIOM

Wellington Hills Rd

Kirk Rd

the Centre at Chenal

DELTA TRUST

Shell

Kanis Rd

Chenal Prkwy

Walgreens

Ford

Kroger

onebank

New 26-Acre Headquarter Campus for SPP

SITE

SPP Southwest Power Pool

KOHL'S expect great things

Image State of Arkansas

©2009 Google

2981 ft

Imagery Date: Mar 5, 2009

lat 34.760487° lon -92.443500° elev 0 ft

Eye alt 10599 ft