



THE PROMENADE AT CHENAL

A **Tanger** PROPERTY

Little Rock, AR



The Tanger difference

At Tanger, we focus on what we do best—managing and enhancing outdoor shopping centers—leveraging our scale and best-in-class teams to create unparalleled value.

Expanding into lifestyle centers is a natural extension of our expertise, aligning with our core strengths and enabling us to broaden our portfolio. Through this expansion, we are committed to delivering exceptional services and high-quality retail experiences that enrich to the communities we serve.

Lifestyle destinations

An expert leasing team expanding the Tanger portfolio into vibrant lifestyle destinations with a dynamic tenant mix

Best-in-class marketing

Full suite of marketing services designed to drive traffic, engagement, and tenant success



Top shopping & lifestyle center in the market

Nestled in the Chenal Valley
neighborhood in West Little Rock,
the most affluent corridor of the
market benefitting from a wealthy,
family-oriented demographic.



765K MSA pop

Historical 15-yr population growth of 9.3%

Centrally located

At the crossroads of I-30 and I-40, the most heavily traveled interstate in the nation. Combined average daily traffic of 265K vehicles and access to 40% of the U.S. population within a day's drive.

Strong economic hub

Regional headquarters adjacent to the center: First Community Bank and Simmons Bank. Top employers include Dillard's headquarters and L'Oréal's largest U.S. manufacturing facility. Little Rock is the state capital with 72K local, state, and federal government employees.

Medical hub

Primary medical center for central Arkansas and surrounding areas (University of Arkansas for Medical 9.9K employees, Baptist Health 5.4K, Arkansas Children's Hospital 4K)

Thriving tourism

50.7M annual visitors to the state with \$2.1B in spending in Pulaski county

Pleasant Valley Country Club (Simmons Bank Championship—new PGA Tour Champions event), Little Rock Zoo, Pinnacle Mountain State Park, and art & educational museums draw in tourists and locals alike

Hospitality expansion

10 hotels with 835 rooms planned, proposed, or under construction (within 10 miles)





Dominant
retail hub in
the state

50+ brands, including
unique-to-state:



**#1 performing
stores in state:**
Lululemon,
Sephora,
& HomeGoods

270K SF
of open-air
shopping,
dining, and
entertainment

Surrounding
area wealth

\$134K+ average
household income
within 5 miles of
the center

10+ country clubs within 10 miles
including the prestigious Country Club
of Little Rock, a private 18-hole
championship course founded in 1902





Shopping

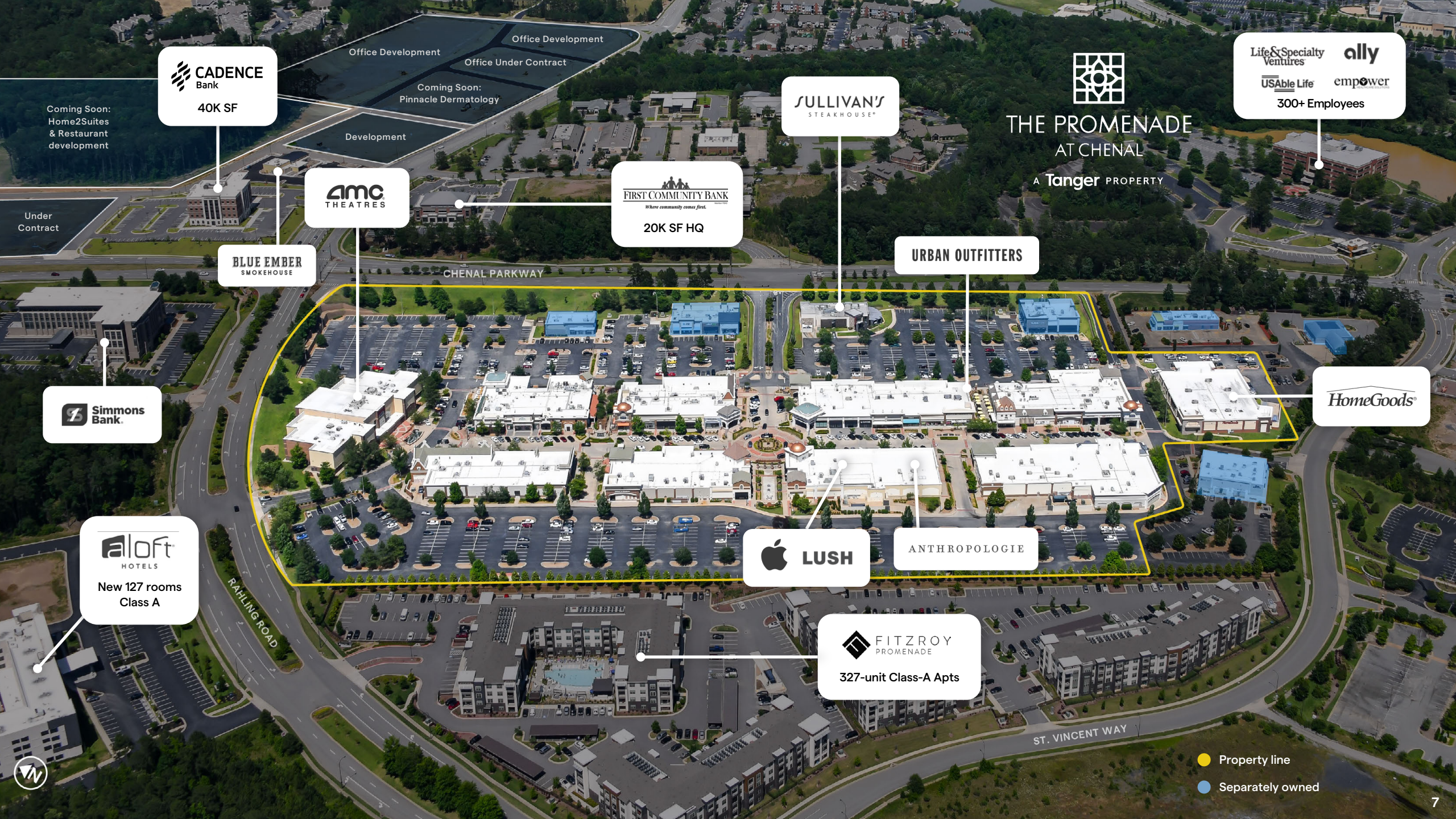
- Apple
- SEPHORA
- ATHLETA
- lululemon
- LUSH
- LOVESAC
- ANTHROPOLOGIE
- KENDRA SCOTT
- ALTAR'D STATE
- DSW
- indigo
- Bath & Body Works
- URBAN OUTFITTERS

On-site dining

- City- SILO
TABLE + PANTRY
- SULLIVAN'S STEAKHOUSE
- LOCAL LIME
TACOS AND MARGARITAS
- Yayas EUROBISTRO
- THE BUTTERED BISCUIT

Lifestyle

- sonobello
- AMC THEATRES
- belle blush
- OSTEO STRONG
- CYCLEBAR
- sleep number



CADENCE
Bank
40K SF

Office Development
Office Under Contract
Coming Soon:
Pinnacle Dermatology

SULLIVAN'S
STEAKHOUSE®

Life & Specialty
Ventures
ally
USABLE Life
empower
300+ Employees

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AT CHENAL
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amc
THEATRES

FIRST COMMUNITY BANK
Where community comes first.
20K SF HQ

URBAN OUTFITTERS

BLUE EMBER
SMOKEHOUSE

Simmons
Bank

HomeGoods®

aloft
HOTELS
New 127 rooms
Class A

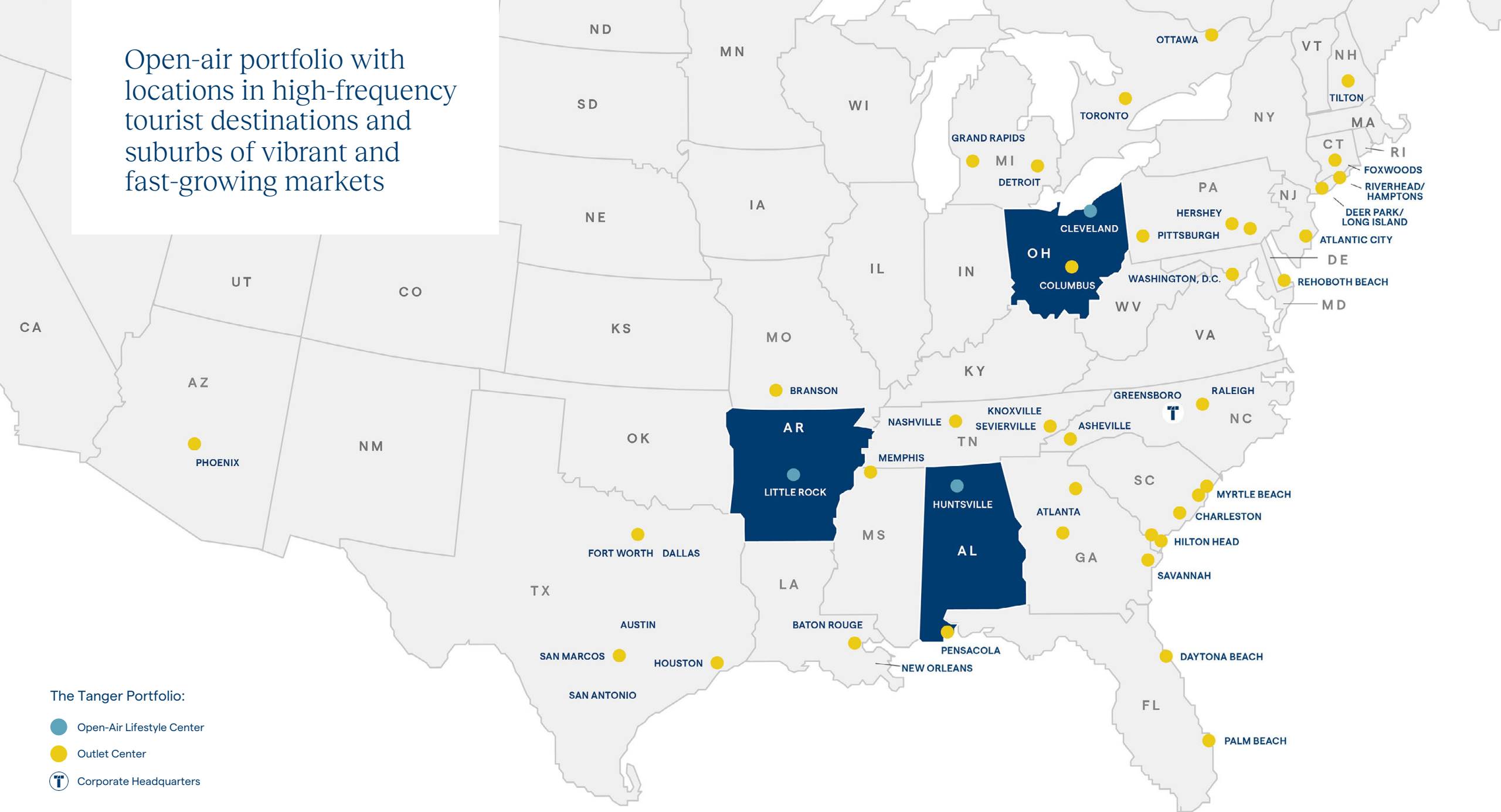
Apple
LUSH

ANTHROPOLOGIE




FITZROY
PROMENADE
327-unit Class-A Apts

● Property line
● Separately owned

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



The Tanger Portfolio:

-  Open-Air Lifestyle Center
-  Outlet Center
-  Corporate Headquarters



Thank you

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