



# THE PROMENADE AT CHENAL

A **Tanger** PROPERTY

Little Rock, AR

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.





# 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





## 765K MSA pop

Little Rock, the capital of Arkansas, has experienced a steady 9.3% population growth over the past 15 years

## 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)





# West Little Rock is similar to Southwest Knoxville, an affluent corridor within the greater market

Both areas are affluent suburban neighborhoods within mid-sized urban cities, featuring upscale retail that caters to family-oriented residents and minimizes the need to travel downtown for shopping.

POPULATION

764,862

Knoxville: 942,204

AVG HH INCOME

\$91,240

Knoxville: \$98,024

5-MILE RADIUS POPULATION

80,238 (10% of MSA)

Knoxville: 99,241

5-MILE RADIUS AVG HH INCOME

\$134,724 (1.5x MSA)

Knoxville: \$150,189

UPSCALE RETAILERS AT LIFESTYLE CENTERS

Crossover brands at both The Promenade at Chenal and Pinnacle at Turkey Creek, West Town Mall, and Kingstown Pike

SEPHORA        ANTHROPOLOGIE

 lululemon     KENDRA SCOTT     ATHLETA





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



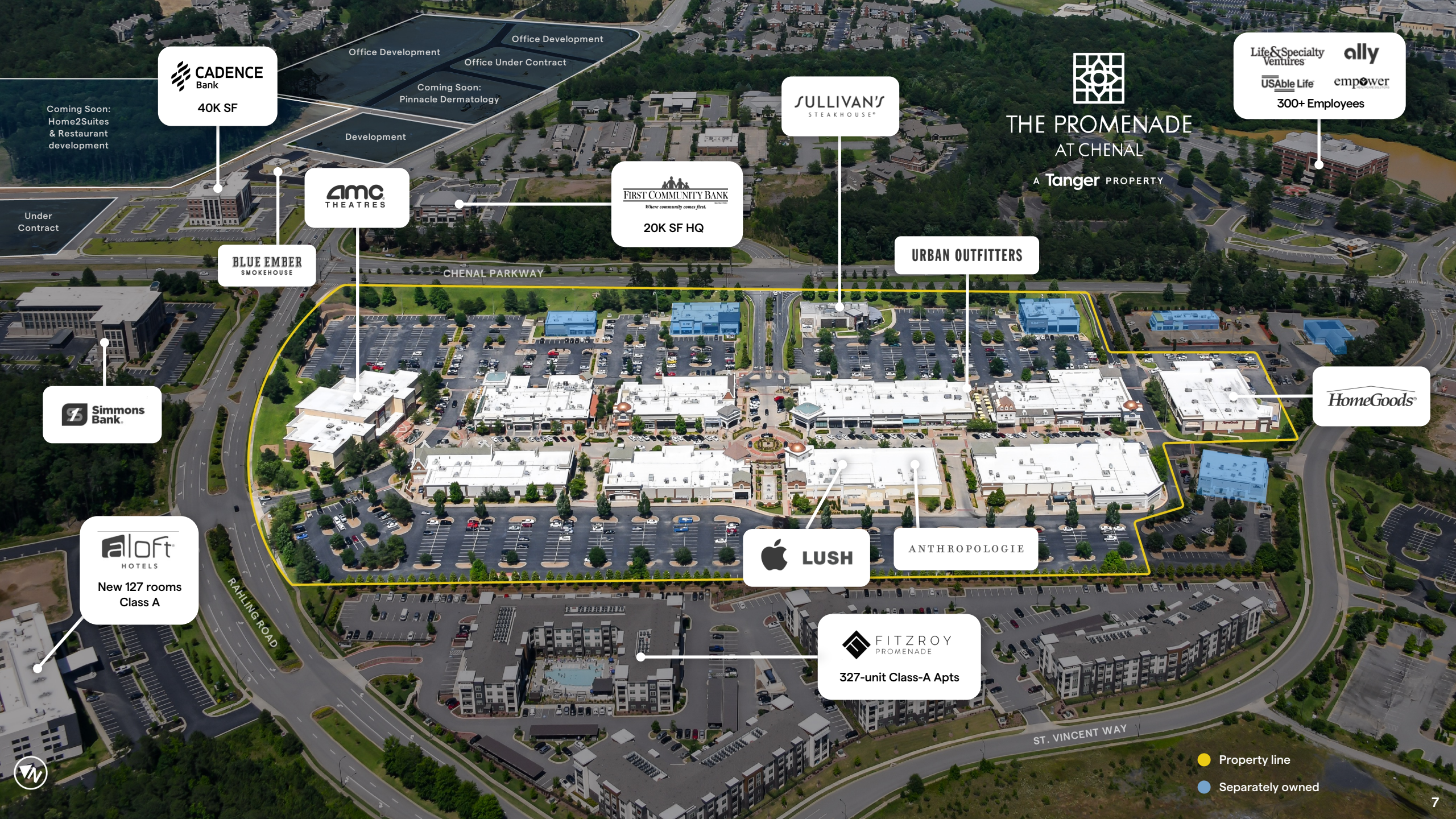
## Dining



## Services







**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

**THE PROMENADE**  
AT CHENAL  
A **Tanger** PROPERTY

**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**

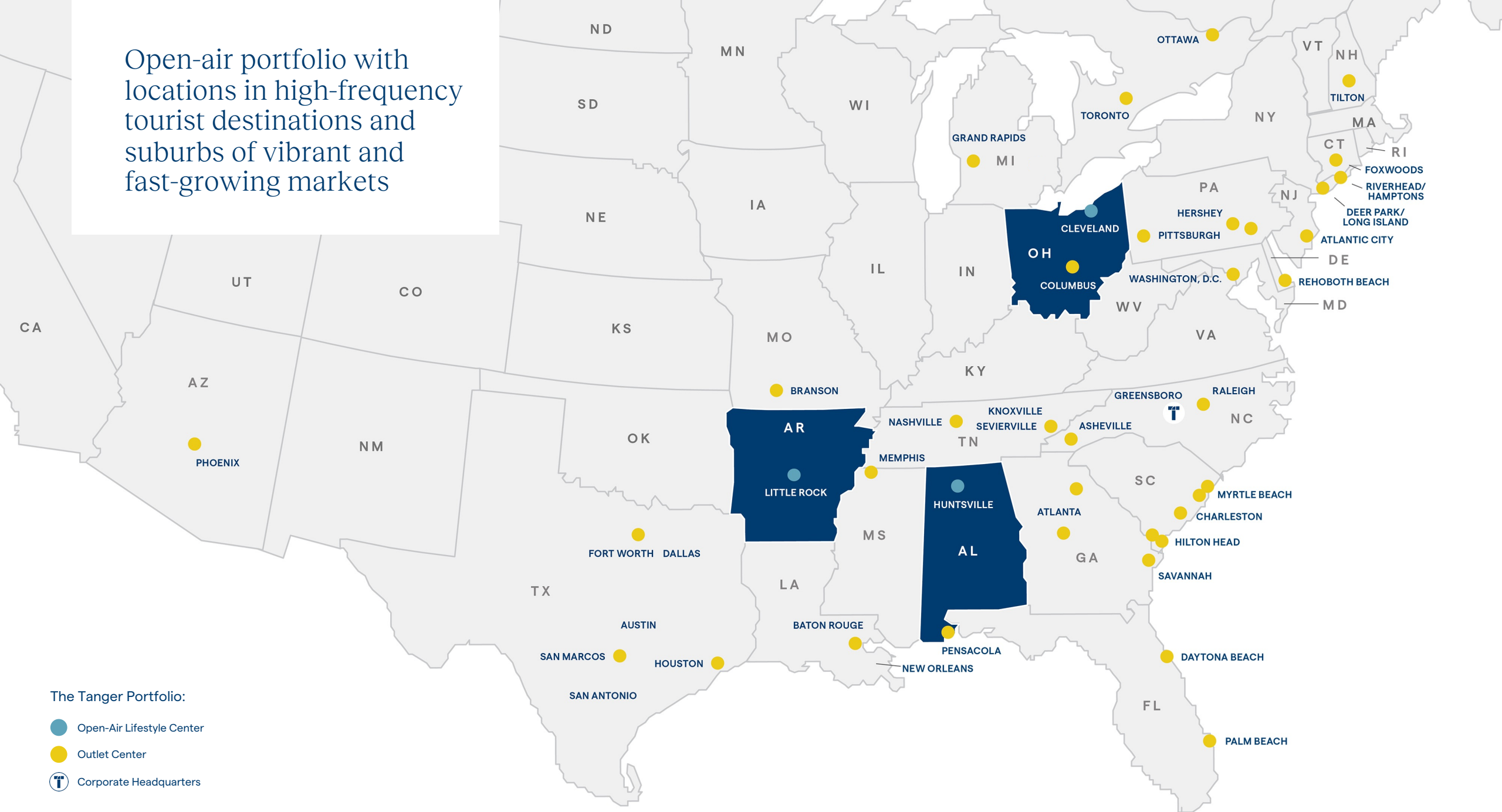
**ANTHROPOLOGIE**

**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







Thank you

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