

Elegant 1100 SF Office Overlooking Rahling Rd.



LEASE OVERVIEW

AVAILABLE SF: 1100

LEASE RATE: \$1750/Monthly (MG)

BUILDING SIZE: 35,960 SF

BUILDING CLASS: B

YEAR BUILT: 2001

PROPERTY DESCRIPTION

-The Village of Rahling Road on the SE corner of Chenal Parkway/ Rahling Road has been called one of the best corners in the South.

-Upscale, affordable, high demand area.

- Anchor tenants include "O Looneys" which is a upscale liquor store specializing in unique wines and beverages as well as Cantina Cinco De Mayo restaurant AND NOW the all new SAMU Sushi and Hibachi Restaurant. AND BONES CHOPHOUSE.

- Ample parking and centrally located in the heart of Chenal.

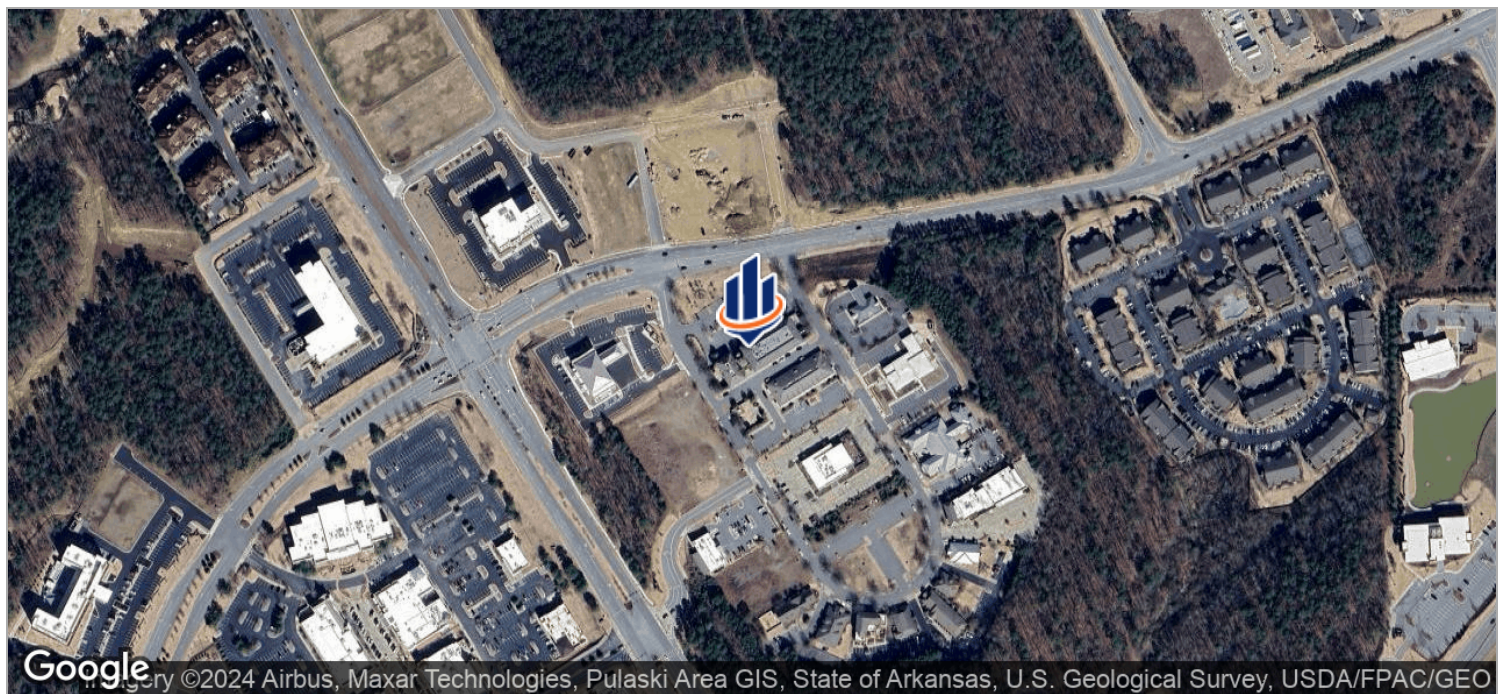
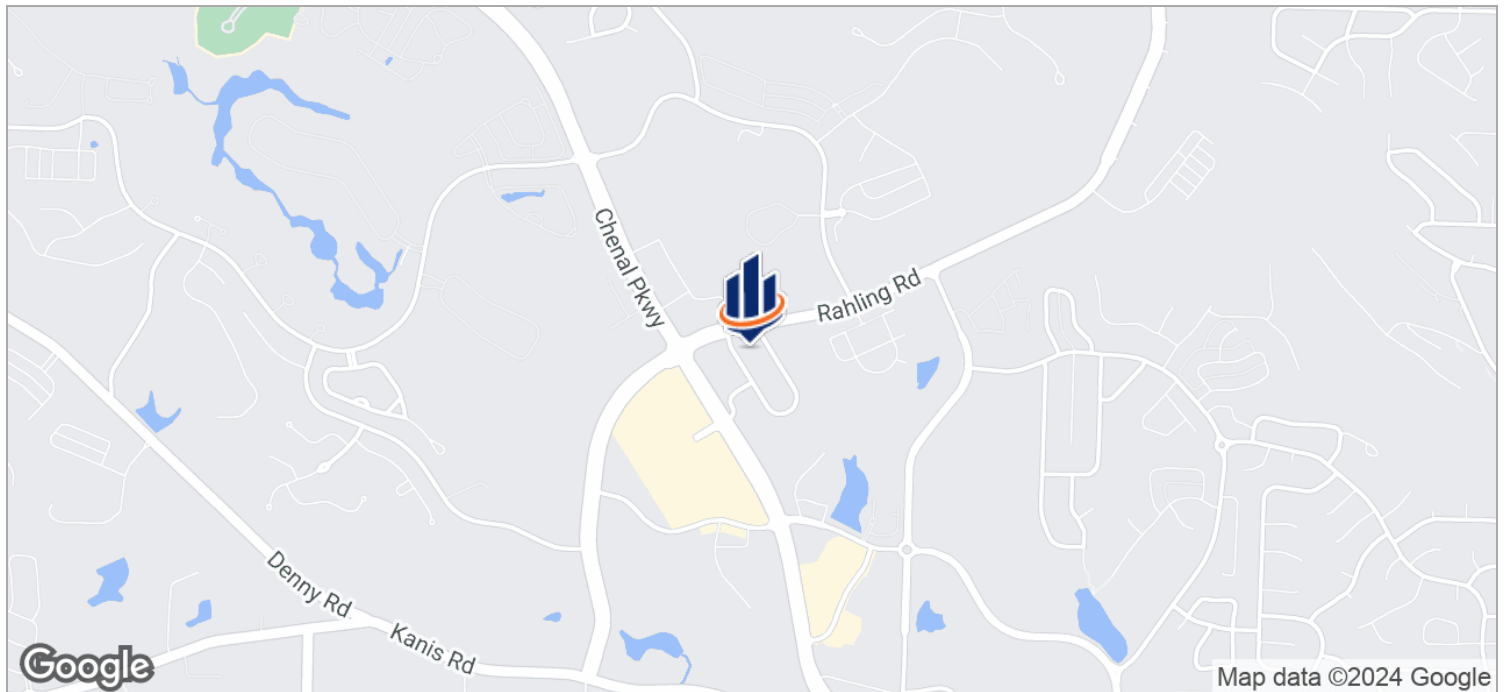
1100 SF Elegant suite with 14' ceilings, laminate wood and tile carpeting, lots of windows, move-in-ready. LL pays taxes, insurance, cam, water, and garbage.

*****CALL CAMME FELL 501-499-4739*****

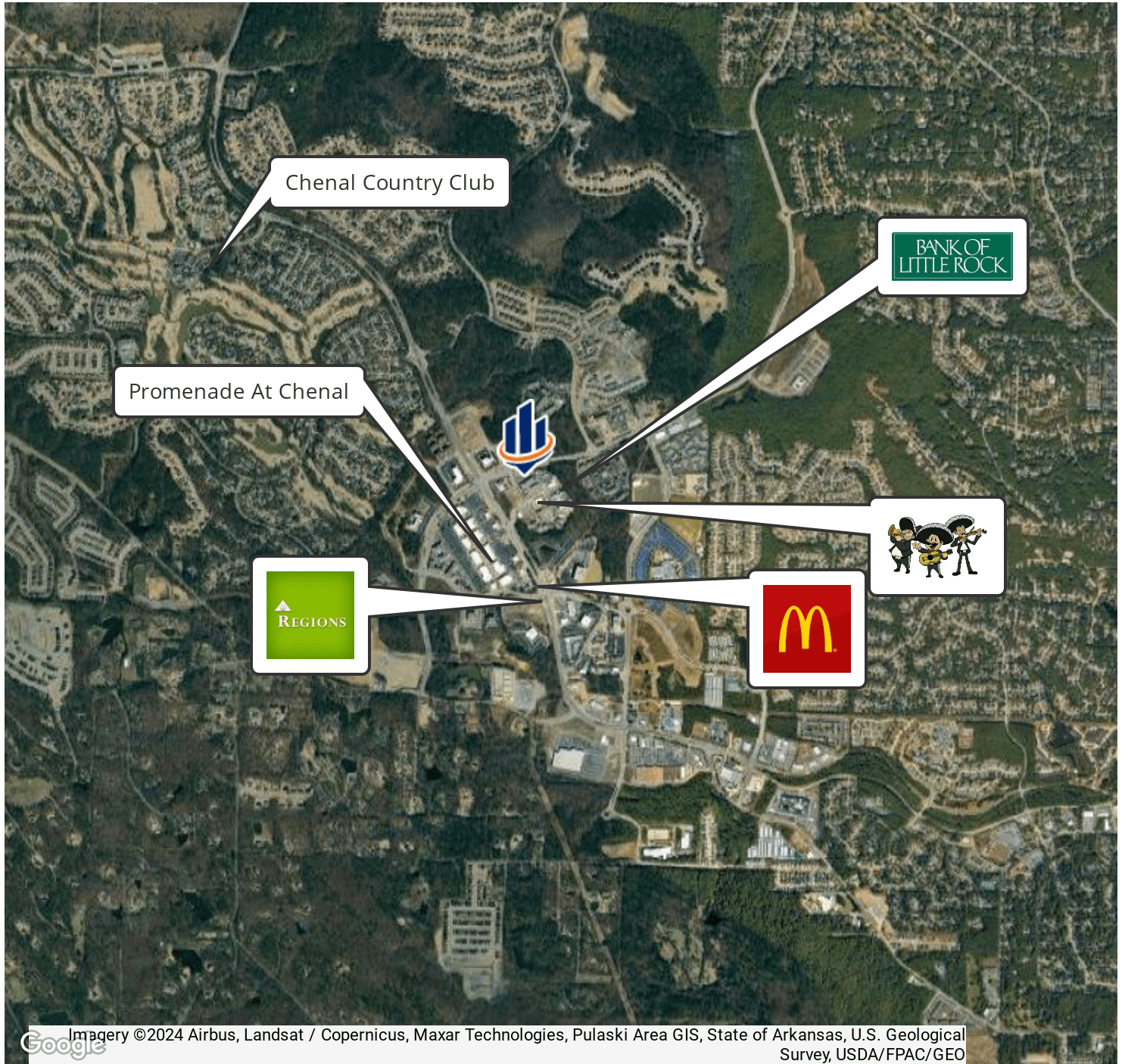
Additional Photos



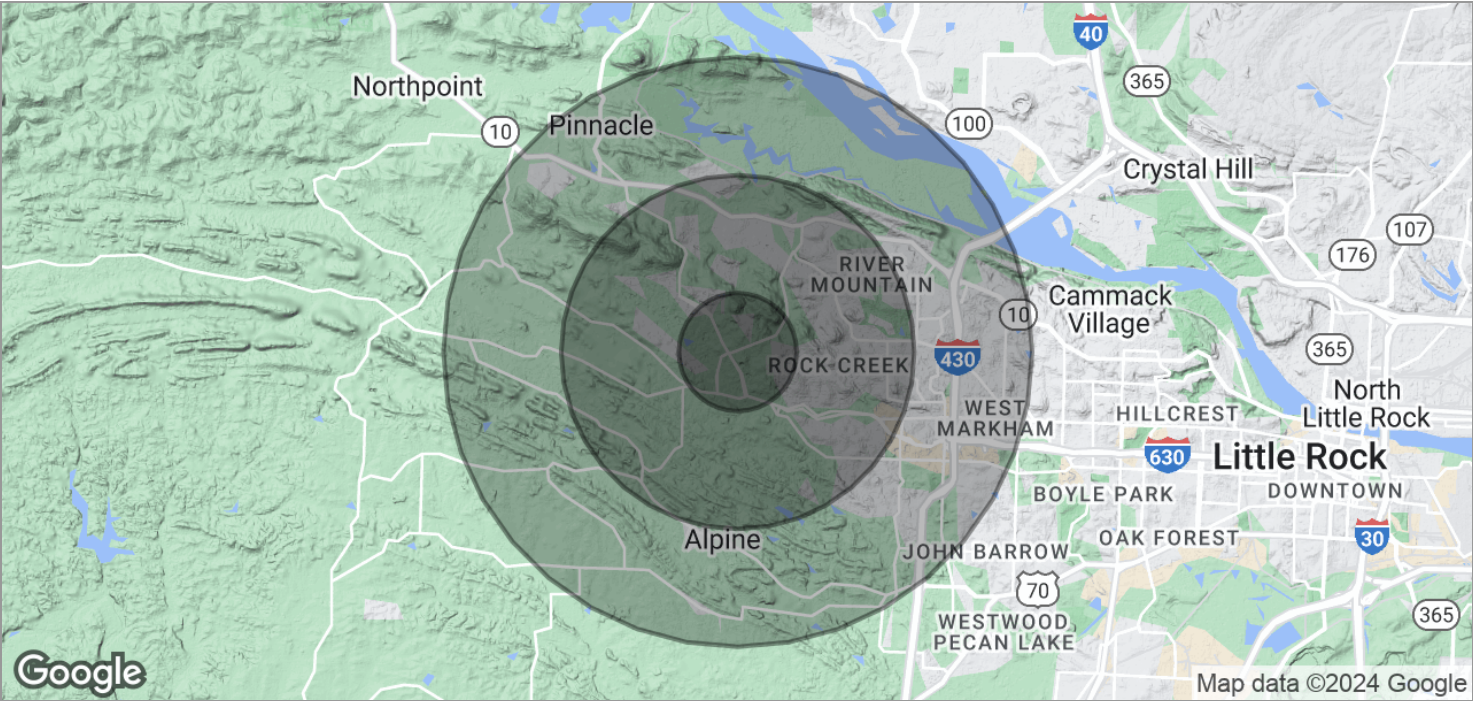
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,424	31,471	68,272
MEDIAN AGE	36.4	37.9	37.3
MEDIAN AGE (MALE)	36.7	37.7	36.3
MEDIAN AGE (FEMALE)	36.3	38.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,701	12,448	28,708
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$122,607	\$118,860	\$97,074
AVERAGE HOUSE VALUE	\$415,093	\$341,315	\$312,938

Camme Fell 501-499-4739



Camme Fell

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