

FOR LEASE

11725

Chenal Parkway

LITTLE ROCK | AR

Mimi's Cafe for Lease

7,300 SF restaurant space available
for lease in west Little Rock



Colliers International
1 Allied Drive, Ste. 1500,
Little Rock, AR 72202
+1 501 372 6161

Lee Strother, CCIM
Principal & Vice President of Brokerage
+1 501 850 0703
lee.strother@colliers.com

Cole Herget
Brokerage Associate
+1 501 978 6585
cole.herget@colliers.com

AREA DEMOGRAPHICS (5 MILE RADIUS)



Estimated Population
(2017)
127,751



Projected Population
(2022)
131,852



Average Household
Income
(2017)
\$87,637



Projected Average
Household Income
(2022)
\$95,618

BUILDING SPECIFICATIONS

Rent	Please call for pricing
Building Size	7,300 SF
Available	Now
Parking	Ample and shared within the center
FF&E	Nearly a Plug and Play facility
Outdoor Dining	Yes, patio
Traffic Counts	33,000 VPD along Chenal Parkway (2017 traffic count)

Situated along
Chenal Parkway

One of only few full-service restaurant
spaces available in west Little Rock

7,300
SF AVAILABLE

THE PROPERTY

The property is situated in the highly sought-after Chenal Parkway corridor and shares a large parking with neighboring retailers On the Border and At Home (formerly Garden Ridge). The subject property is one of few full-service restaurant facilities in west Little Rock.

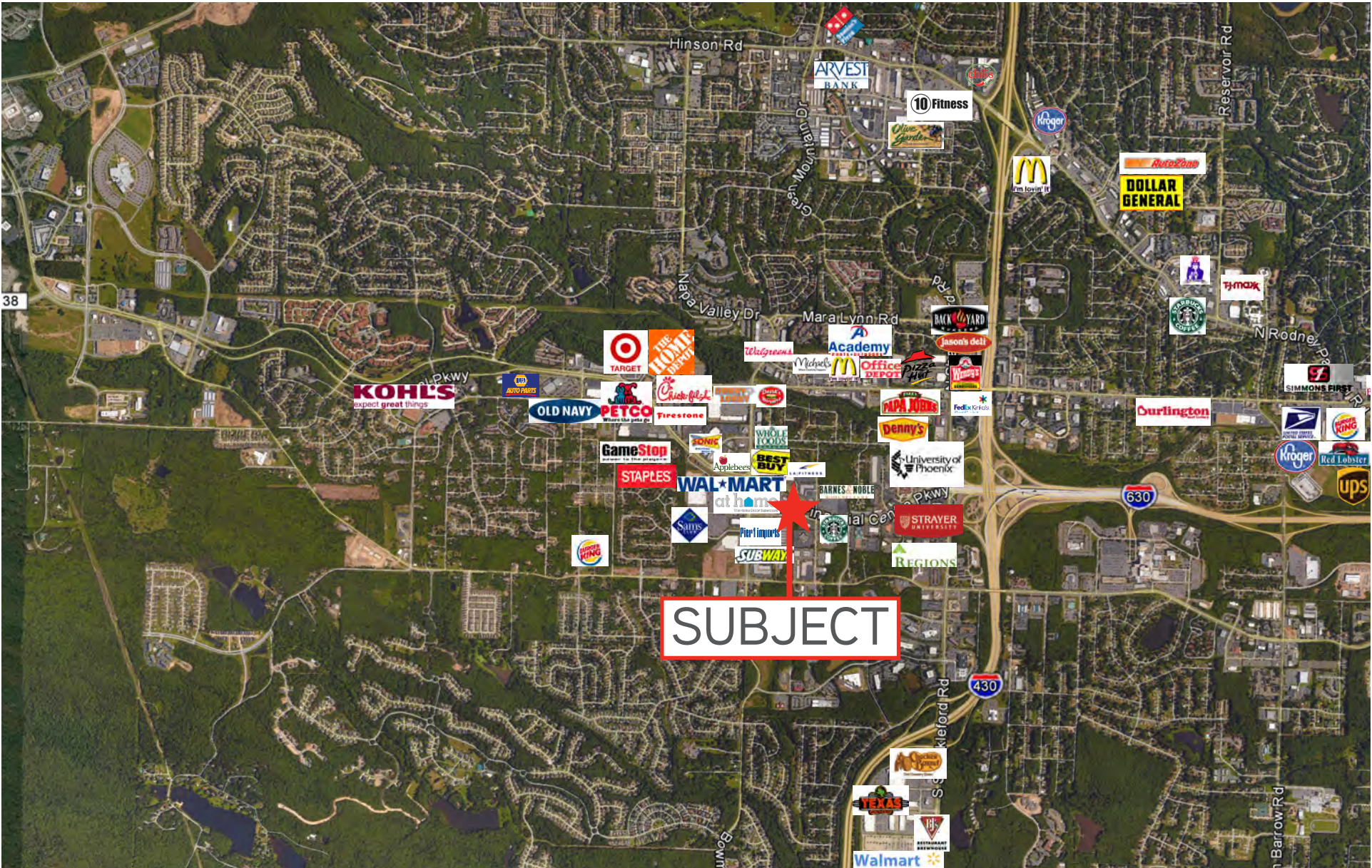
THE AREA

Located in a retail and rooftop dense submarket of Little Rock, the state's largest city and state capital. Households in a one, three and five mile radius have above average incomes and the cost of living in the area is nationally recognized as "highly affordable."

THE SPACE

The 7,300 SF space has kitchen equipment intact and is in serviceable condition. There is outdoor seating area on the front patio.

Contact us
FOR PRICING





> Entryway

> Dining area

> Kitchen



FOR LEASE 11725 Chenal Parkway // Little Rock // Arkansas // 72211



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