



# Exclusive Net Leased Offering

Regal Cinemas

1200 Breckenridge Drive, Little Rock, Arkansas 72212

Renovated in 2014 | Approximately 7 Year Lease Term Remaining |  
 Parking Available in Common with Shopping Center | 12 Screens |  
 Excellent Demographics | Four 5-Year Tenant Extension Options |  
 Visible along Highly Trafficked Interstate 430 |  
 Theater pays Pro Rata Share of Shopping Center Expenses |  
 Tenant is Responsible for Capital and Structural Repairs

FLAKE & KELLEY

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[flakeandkelley.com](http://flakeandkelley.com)







# Investment Highlights

**\$2 Million+ Interior Renovation completed in 2014:** Renovation included new seating (recliners) and improvements to the concession areas

**Approx. 7-year Lease Term Remaining:** Property is leased through December 31, 2024 with four 5-year renewal options

**Highly Visible Location in a Highly Trafficked Area:** Property is located adjacent to Interstate 430 with traffic counts of 85,000 vehicles per day

**Excellent Demographics:** 72,361 people reside within a 3-mile radius of the Property, with an average household income of \$86,210

**NNN Lease Structure:** Single Tenant Net Lease



# Rent Roll & Lease Abstract

Tenant	SF	Lease Term	Year	Annual Base Rent	Annual Rent PSF	Lease Type
United Artists Theatre Circuit, Inc.	43,712 SF	approx. 7 years remaining with 4, 5-year options	through 12/21/24	\$ 912,269.40	\$ 20.87	NNN
			Option 1	\$ 895,658.88	\$ 20.49	
			Option 2	\$ 984,831.36	\$ 22.53	
			Option 3	\$ 1,083,314.50	\$ 24.78	
			Option 4	\$ 1,191,152.00	\$ 27.25	

<b>Tenant:</b>	United Artists Theatre Circuit, Inc.	<b>Lease Expiration:</b>	December 21, 2024
<b>Operating As:</b>	Regal Cinemas	<b>Lease Term Remaining:</b>	approximately 7 years
<b>Address:</b>	1200 Breckenridge Drive Little Rock, AR 72212	<b>Annual Base Rent:</b>	\$912,269.40
<b>Building Size (SF):</b>	+/- 43,712 SF	<b>Annual Base Rent PSF:</b>	\$20.87
<b>Land Area (Acres):</b>	+/- 2.04 Acres	<b>Rental Increases:</b>	None
<b>Year Built/Renovated:</b>	1998/2014	<b>Renewal Options:</b>	4, 5-Year Options
<b>Number of Screens:</b>	12 screens	<b>Renewal Notice:</b>	120 Days
<b>Ownership Interest:</b>	Fee Simple	<b>Option Rent:</b>	\$20.49/SF for 1 <sup>st</sup> option with 10% increase at Start of Each Subsequent Option
<b>Parking Spaces:</b>	Available in Common with Shopping Center	<b>Lease Type:</b>	NNN



# Survey





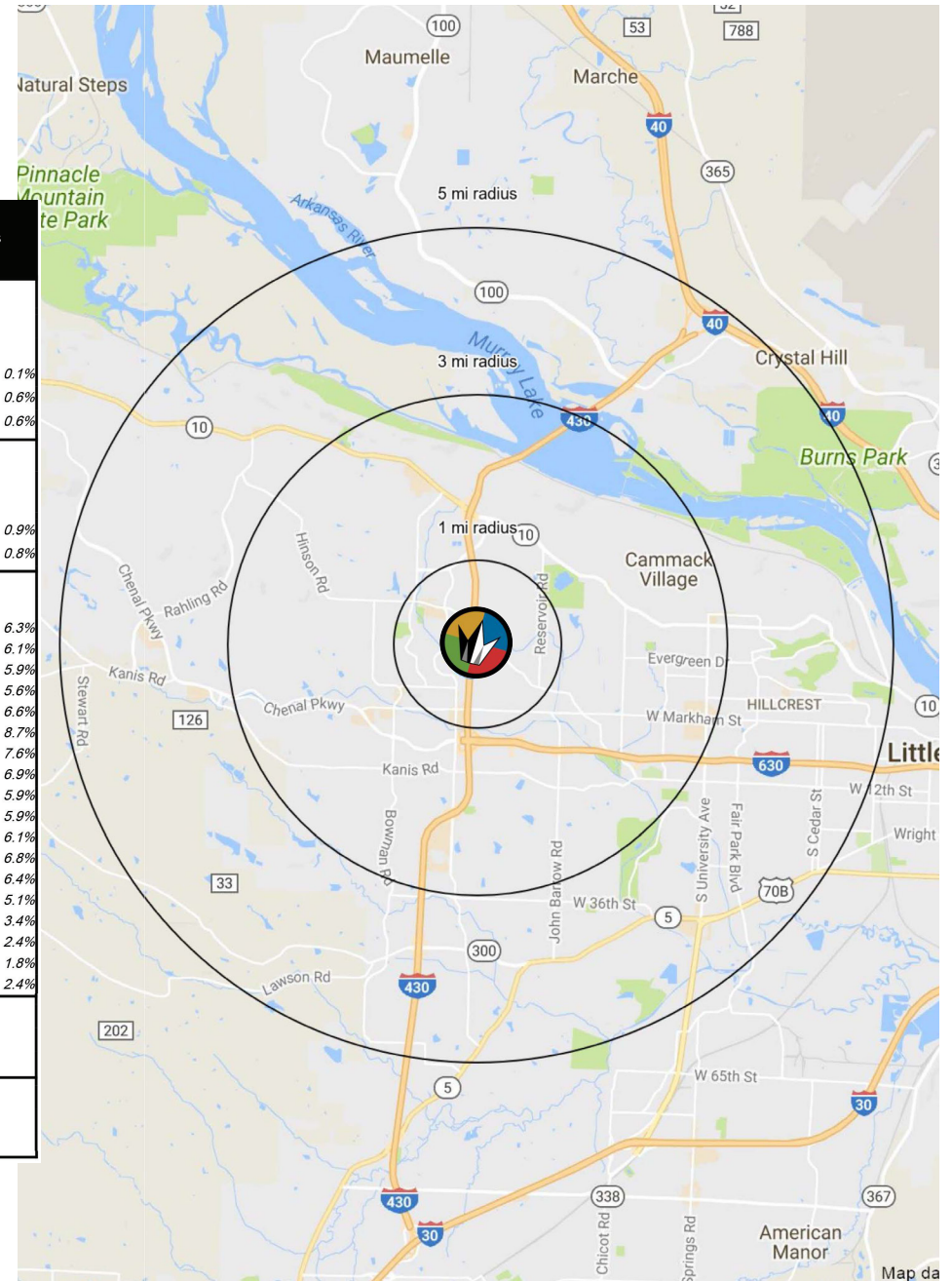
# Site Aerial





# Demographics

1200 Breckenridge Dr Little Rock, AR 72205	1 mi radius	3 mi radius	5 mi radius	
Population				
Estimated Population (2017)	12,338	72,361	132,906	
Projected Population (2022)	12,206	72,070	133,421	
Projected Annual Growth (2017-2022)	-132 -0.2%	-291 -0.1%	516 0.1%	
Historical Annual Growth (2010-2017)	-194 -0.2%	-396 -0.1%	5,579 0.6%	
Historical Annual Growth (2000-2010)	-320 -0.2%	3,241 0.5%	7,762 0.6%	
Households				
Estimated Households (2017)	5,931	33,711	59,856	
Projected Households (2022)	6,132	35,047	62,654	
Projected Annual Growth (2017-2022)	201 0.7%	1,337 0.8%	2,798 0.9%	
Historical Annual Change (2000-2017)	-232 -0.2%	2,010 0.4%	7,226 0.8%	
Total Age Distribution (2017)				
Total Population	12,338	72,361	132,906	
Age Under 5 Years	855 6.9%	4,558 6.3%	8,386 6.3%	
Age 5 to 9 Years	718 5.8%	4,325 6.0%	8,162 6.1%	
Age 10 to 14 Years	665 5.4%	4,087 5.6%	7,784 5.9%	
Age 15 to 19 Years	607 4.9%	3,769 5.2%	7,429 5.6%	
Age 20 to 24 Years	989 8.0%	4,657 6.4%	8,796 6.6%	
Age 25 to 29 Years	1,300 10.5%	6,558 9.1%	11,533 8.7%	
Age 30 to 34 Years	1,026 8.3%	5,604 7.7%	10,083 7.6%	
Age 35 to 39 Years	837 6.8%	4,846 6.7%	9,163 6.9%	
Age 40 to 44 Years	663 5.4%	4,127 5.7%	7,838 5.9%	
Age 45 to 49 Years	658 5.3%	4,170 5.8%	7,904 5.9%	
Age 50 to 54 Years	626 5.1%	4,352 6.0%	8,150 6.1%	
Age 55 to 59 Years	690 5.6%	4,836 6.7%	9,049 6.8%	
Age 60 to 64 Years	680 5.5%	4,671 6.5%	8,524 6.4%	
Age 65 to 69 Years	562 4.6%	3,723 5.1%	6,820 5.1%	
Age 70 to 74 Years	453 3.7%	2,617 3.6%	4,544 3.4%	
Age 75 to 79 Years	346 2.8%	1,876 2.6%	3,182 2.4%	
Age 80 to 84 Years	296 2.4%	1,499 2.1%	2,435 1.8%	
Age 85 Years or Over	368 3.0%	2,087 2.9%	3,124 2.4%	
Average Household Income				
Estimated Average Household Income (2017)	\$58,916	\$86,210	\$86,337	
Projected Average Household Income (2022)	\$67,990	\$102,859	\$101,843	
Per Capita Income				
Estimated Per Capita Income (2017)	\$28,450	\$40,262	\$39,016	
Projected Per Capita Income (2022)	\$34,285	\$50,120	\$47,958	







# Little Rock, AR

The City of Little Rock, “Where America Comes Together,” is located in the center of the country at the crossroad of Interstate 30 and Interstate 40, the most heavily traveled interstate in the nation. This is the second fastest-growing region of the United States, with 40% of the nation’s population and buying power within a 550-mile radius of Little Rock and more than one million people living within 50 minutes of downtown. Little Rock is the capital and largest city in the State of Arkansas, and it is the county seat of Pulaski County.



Little Rock sits on the south Bank of the Arkansas River, and derives its name from a rock formation along the River, named “la petite roche” by French Explorer Jean-Baptiste Bènard de la Harpe in the 1720s. Little Rock serves as a cultural and economic center within Arkansas. The city is home to several cultural institutions including the Arkansas Art Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, as well as many large corporations, including Dillard’s, Windstream Communications, Acxiom, University of Arkansas for Medical Sciences, Stephens Inc., Heifer International, and the Clinton Foundation.



Little Rock is home to two universities that are part of the University of Arkansas System: the University of Arkansas at Little Rock and the University of Arkansas for Medical Sciences. Philander Smith College and Arkansas Baptist College are also located in Little Rock.

Little Rock is served by two primary Interstate Highways (I-40 and I-30) and four auxiliary Interstates (I-430, I-440, I-630, and I-530). Seven airlines operate flights from Clinton International Airport in Little Rock, and Amtrak provides twice daily rail service from the city.



# FLAKE & KELLEY

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