



**SITE**

**Walmart**

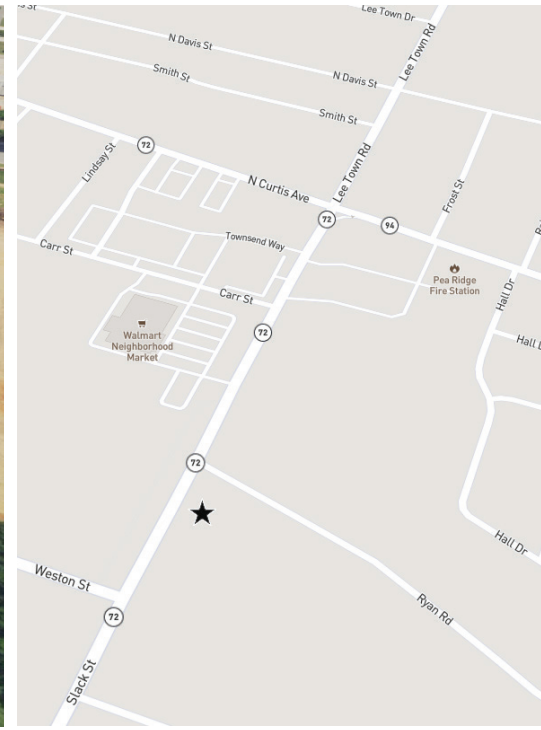
Hwy 72/Slack St - 8,000 VPD

**AutoZone**

Recently opened  
150 unit multi-family  
project

**SLACK ST.**

Pea Ridge, AR



### Summary

- Lease Rate: Call for Pricing
- Building Size: 5,950 SF
- Available For Lease: 2,700 SF
- Completion Date: Q2 2025
- Co-Tenants: Optometrist, AT&T
- Parking Count: 54

### Demographics

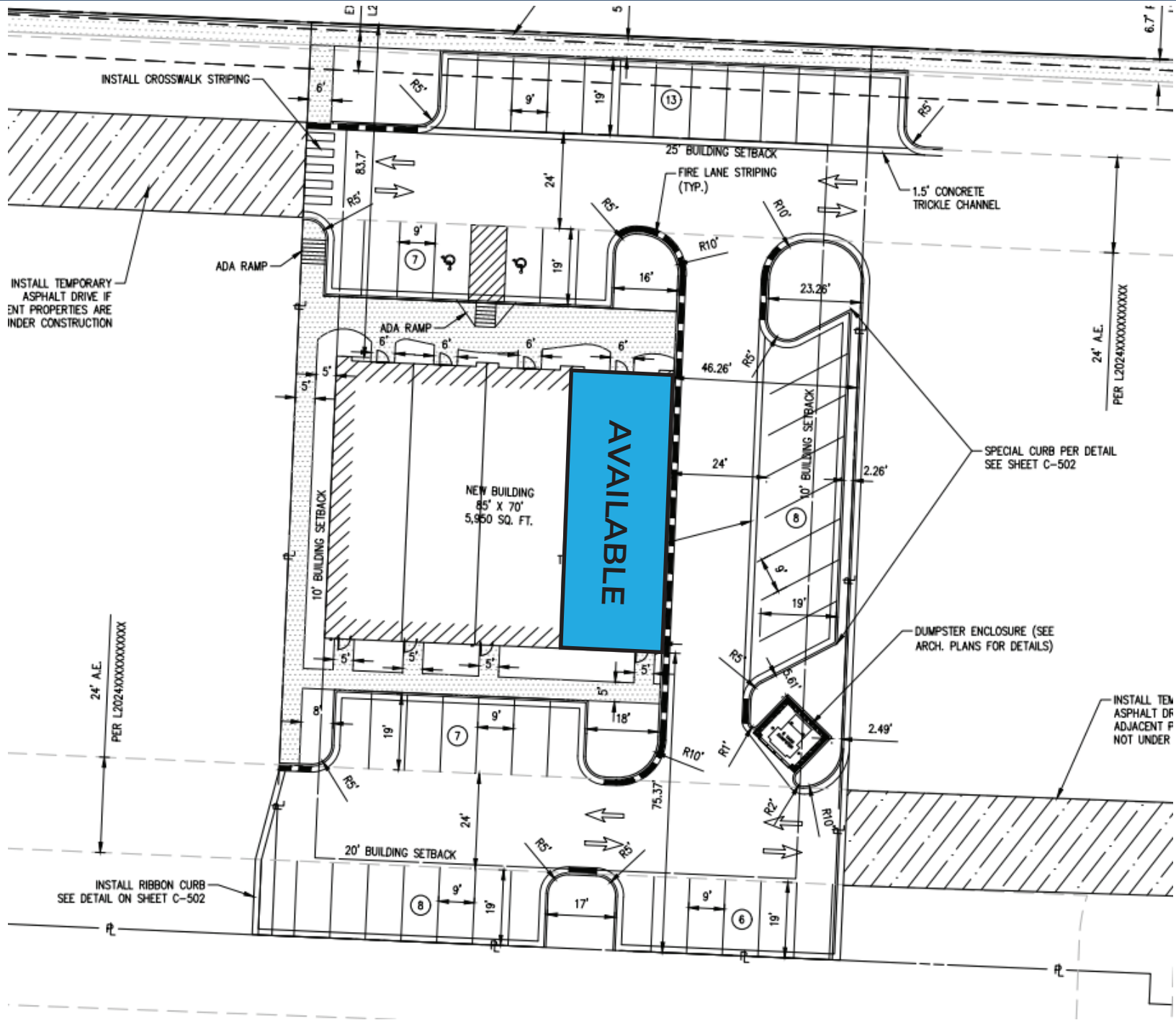
2024 Population		
5,207 1 Mile	11,427 3 Mile	24,955 5 Mile
2028 Proj Growth		
18.72% 1 Mile	19.02% 3 Mile	18.30% 5 Mile
Avg. Household Income		
\$92,703 1 Mile	\$99,002 3 Mile	\$110,303 5 Mile

### Traffic Counts

**Hwy 72/Slack St - 8,000 VPD**

### Property Overview

- Adjacent to Wal-Mart, Wendy's and Zaxby's
- Direct Frontage on Hwy 72 which leads directly into Bentonville
- Multi-family development in rear of development





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