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RETAIL SUITES FOR LEASE

582 Hwy 365, Mayflower, Arkansas



Suite E
±1,250 SF

Suite 4
±1,250 SF

Suite 6
±1,250 SF

Suite 5
±1,250 SF

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

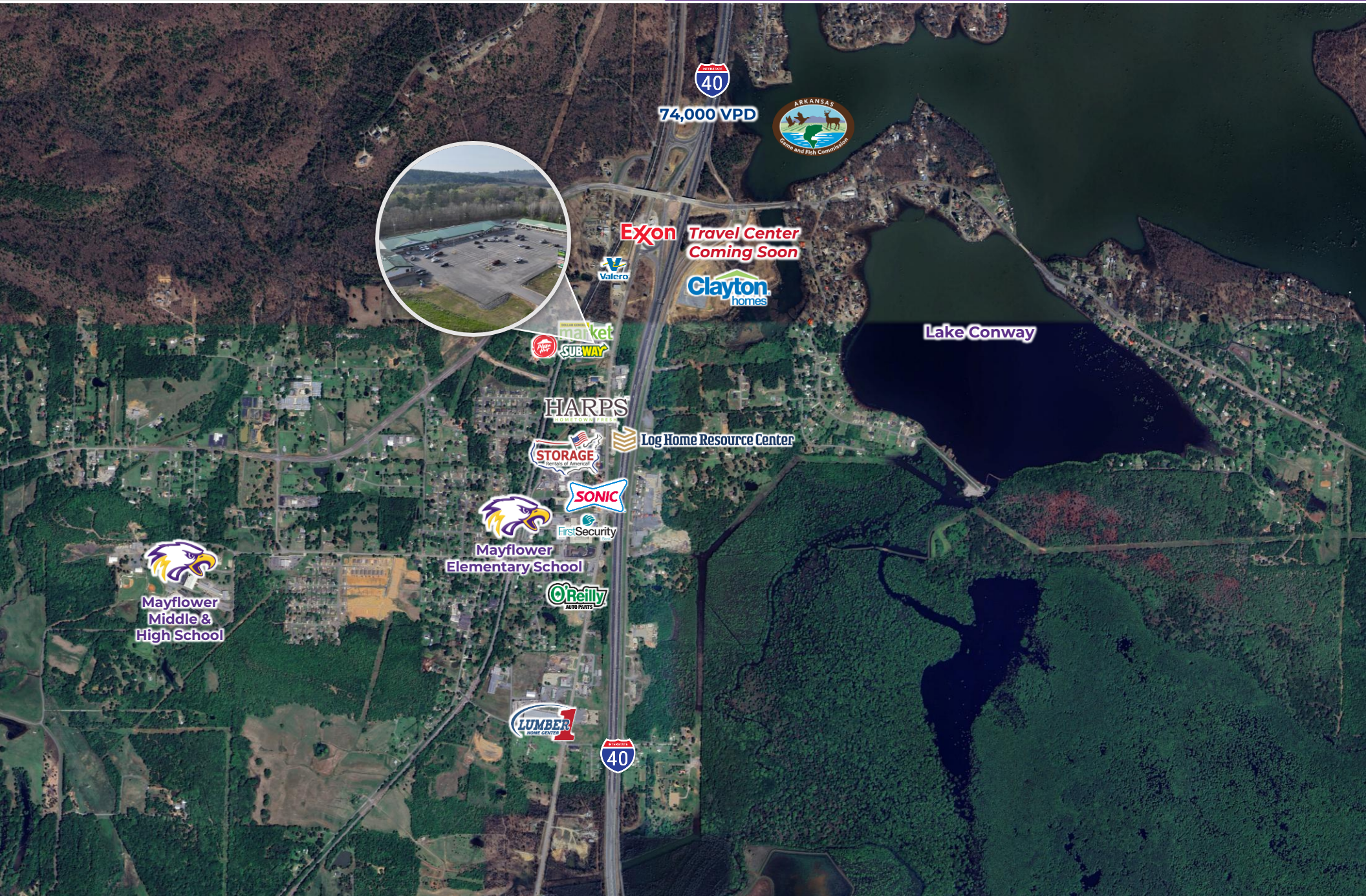
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$12.00/SF/YR NNN
Address	582 AR-365, Mayflower, AR 72106
Property Type	Retail
Available Space	○ Suite E – ±1,250 SF ○ Suite 4 – ±1,250 SF ○ Suite 5 – ±1,250 SF ○ Suite 6 – ±1,250 SF
Building Sizes	○ Building 1 – ±31,032 SF ○ Building 2 – ±10,100 SF
Lot Size	±11.86 Acres
Traffic Counts	○ AR-365 – 7,800 VPD ○ I-40 – 74,000 VPD

PROPERTY HIGHLIGHTS

- High-Visibility I-40 Corridor Retail – Strategically positioned with direct visibility to Interstate 40, capturing strong daily traffic counts and regional exposure
- Prime Frontage on Highway 365 – Located along Mayflower’s primary retail corridor, offering excellent accessibility, drivability, and signage opportunities
- Established Retail Node – Anchored by a strong mix of national and local tenants, including Dollar General Market, Pizza Hut, and Subway, driving consistent consumer traffic
- Flexible Leasing Opportunities – Ideal for single or multi-tenant configurations, accommodating a wide range of retail and service users
- Diverse Tenant Appeal – Well-suited for grocery or specialty food users, QSR with drive-thru, pharmacy, medical/dental, fitness, financial services, and boutique retail concepts
- Growing Trade Area – Positioned to serve both Mayflower residents and I-40 commuters, benefiting from continued population growth and regional connectivity



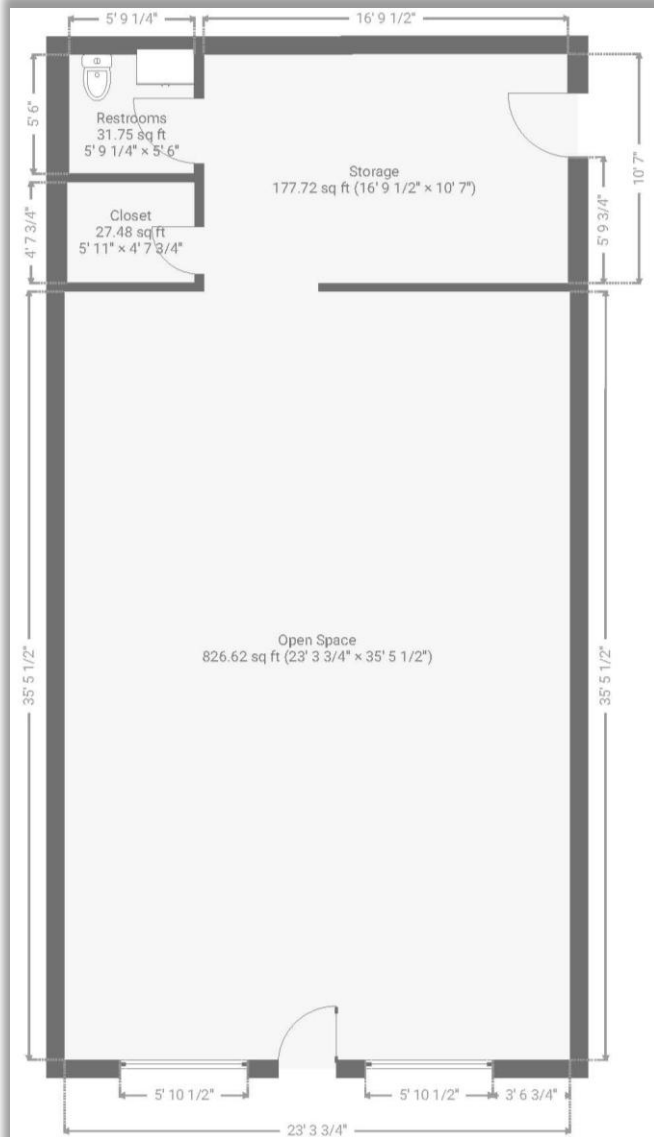




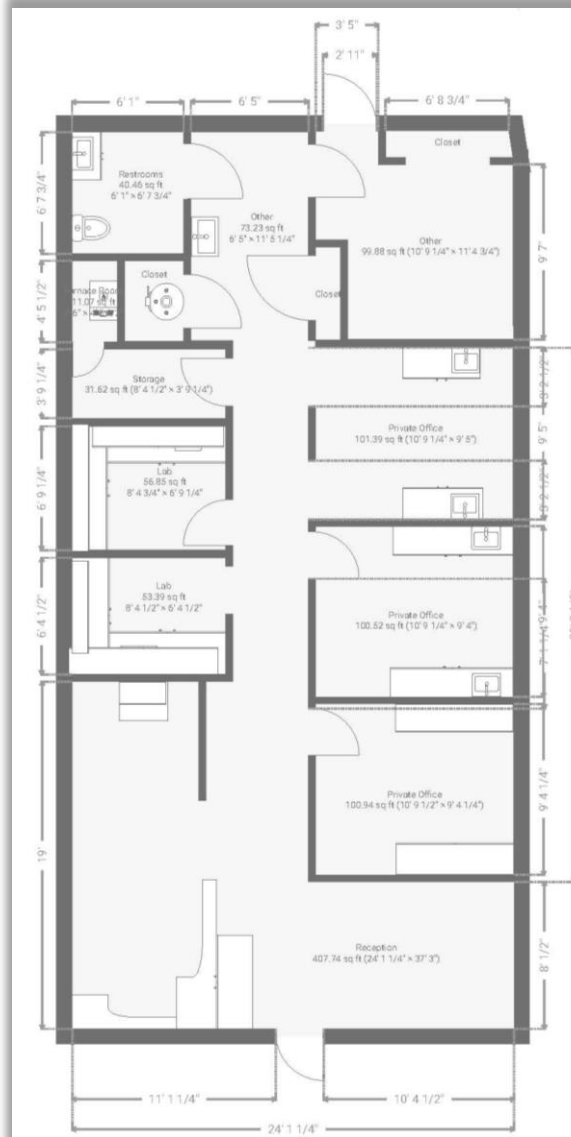




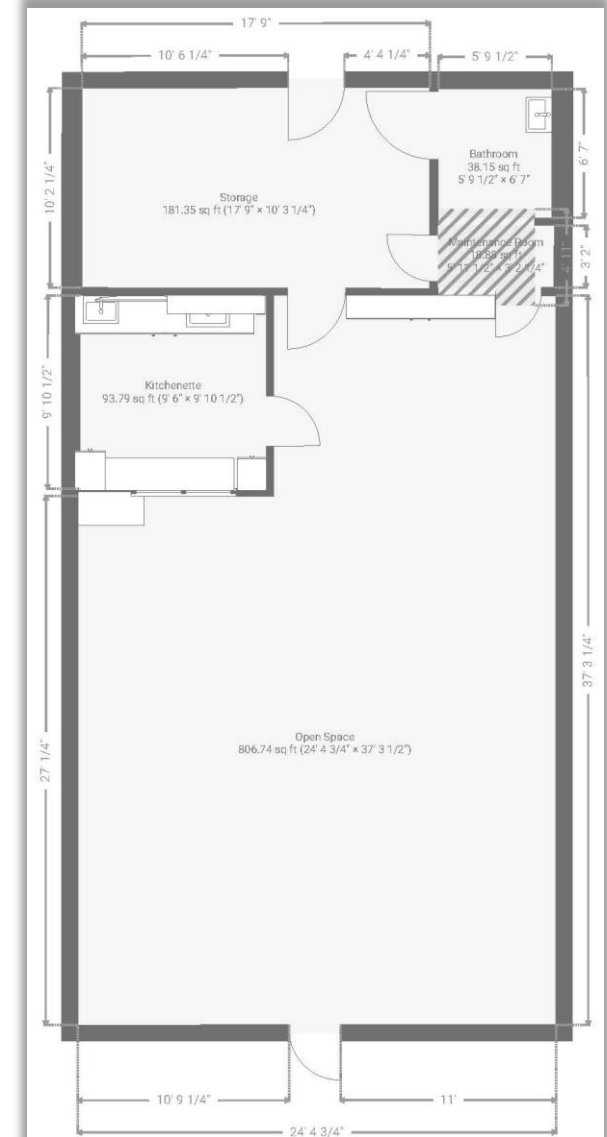
Suite E – ±1,250 SF



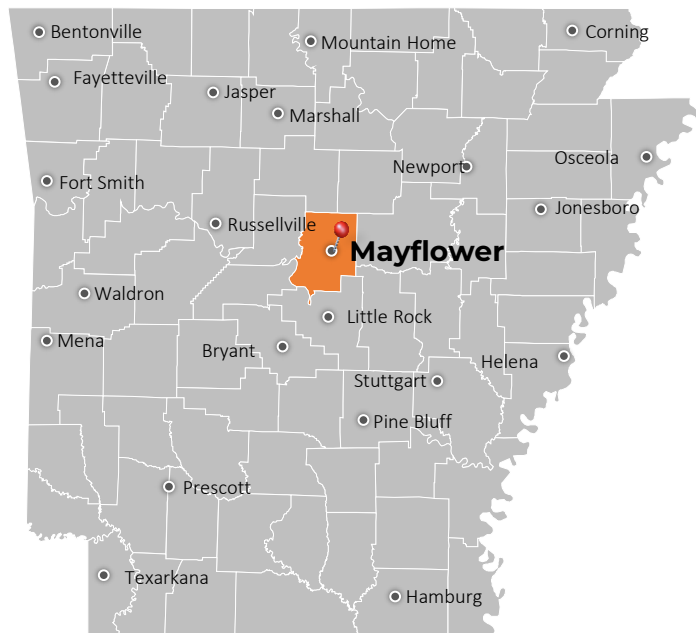
Suite 4 – ±1,250 SF



Suite 5 – ±1,250 SF



Mayflower, Arkansas



Mayflower, Arkansas, is a small but growing city located about 20 miles north of Little Rock, with a population of approximately 2,400. Known for its access to nature parks, local restaurants, and small businesses, Mayflower offers both a welcoming community and convenient proximity to the Little Rock metro. The housing market remains healthy and stable, and the city continues to maintain a lower-than-average crime rate, making it a safe and desirable place to live and work.

Strategically positioned along Interstate 40, Mayflower benefits from its location between Little Rock to the south and Conway to the north—two of Central Arkansas' most dynamic economic hubs. The completion of the Highway 89 overpass has significantly improved traffic flow and connectivity, making the area more accessible for residents, commuters, and businesses alike. New commercial projects are underway in Mayflower, including the recently opened Family Market convenience store, which is creating jobs and expanding retail options. Additionally, a newly opened Valero convenience store highlights the area's momentum in retail development.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	4,727	9,982	106,659
Households	1,981	4,050	42,665
Average Age	44.2	43.0	38.2
Average Household Income	\$73,949	\$90,751	\$89,178
Businesses	74	164	2,931

**Demographic details based on property location*

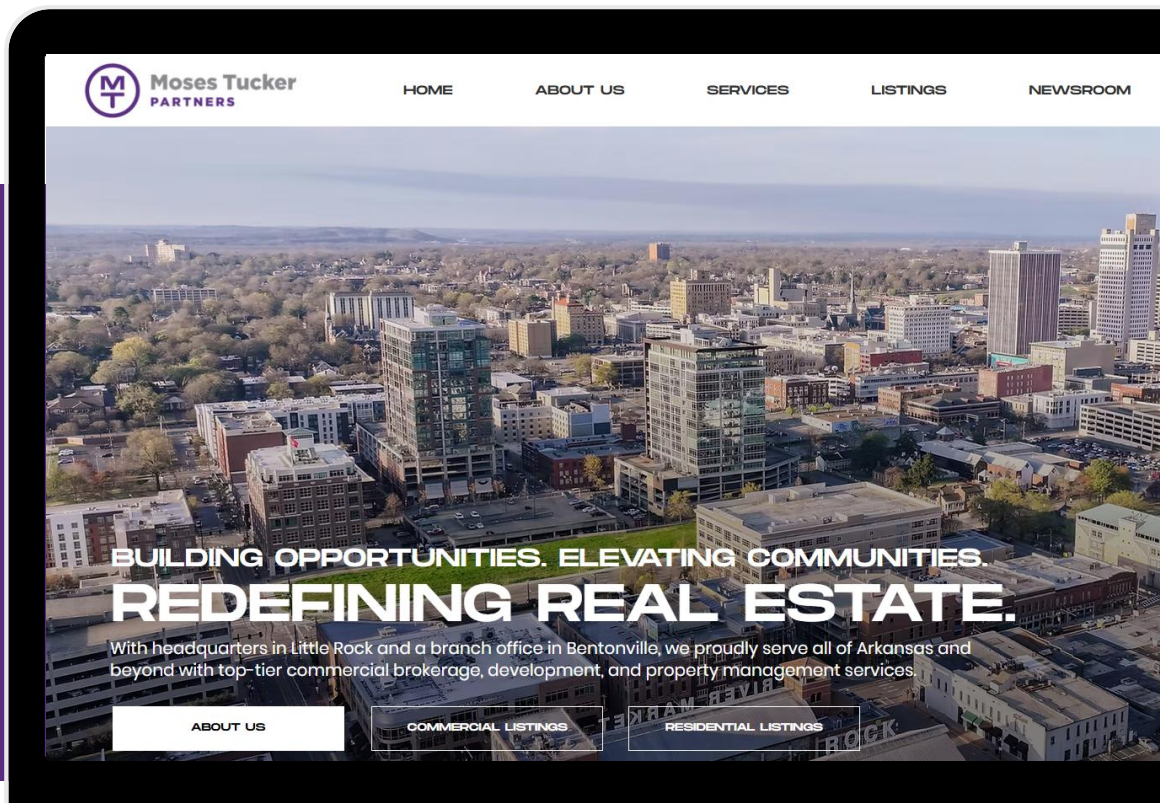
CONNECT

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