

503-535 N HERVEY STREET (HERVEY SQUARE)

Hope, AR 71801



OFFERING SUMMARY

Available SF: 3,500 - 6,924 SF

Lease Rate: \$12.00 - 15.00 SF/yr (NNN)

Year Built: 1980

Building Size: 90,689 SF

Traffic Count: 15,000

PROPERTY OVERVIEW

Leasing opportunity at 503 N Hervey St, Hope, AR, 71801 (Hervey Square). This property boasts a prime location within Hervey Square Shopping Center, alongside reputable long-term tenants such as Dollar General and Harbor Freight. This property offers ample parking and good visibility on a high traffic road. With a well-maintained exterior and landscaping, the space provides an inviting atmosphere. The four available suites offer limitless potential for tenants to create their ideal business environment. This versatile space is a perfect canvas for your business's future.

PROPERTY HIGHLIGHTS

- Prime location in Hope, Arkansas
- National anchor tenants include: Dollar General and Harbor Freight
- High-traffic area with good visibility
- Ample parking available for customers
- Well-maintained exterior and landscaping

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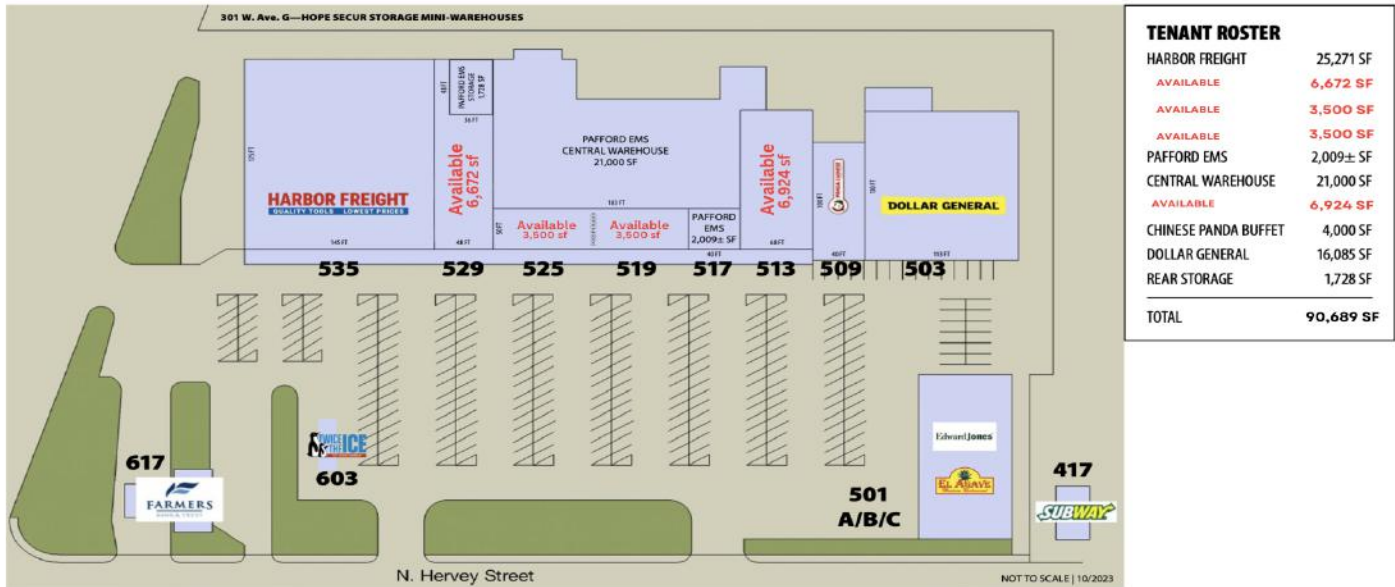
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Hervey Square Shopping Center



TENANT ROSTER	
HARBOR FREIGHT	25,271 SF
AVAILABLE	6,672 SF
AVAILABLE	3,500 SF
AVAILABLE	3,500 SF
PAFFORD EMS	2,009± SF
CENTRAL WAREHOUSE	21,000 SF
AVAILABLE	6,924 SF
CHINESE PANDA BUFFET	4,000 SF
DOLLAR GENERAL	16,085 SF
REAR STORAGE	1,728 SF
TOTAL	90,689 SF

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,500 - 6,924 SF	Lease Rate:	\$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
529 N Hervey Street	Available	6,672 SF	NNN	\$12.00 SF/yr	Formerly occupied by It's Fashion
525 N Hervey Street	Available	3,500 SF	NNN	\$15.00 SF/yr	-
519 N Hervey Street	Available	3,500 SF	NNN	\$15.00 SF/yr	-
513 N Hervey Street	Available	6,924 SF	NNN	\$12.00 SF/yr	Formerly occupied by Hope Furniture

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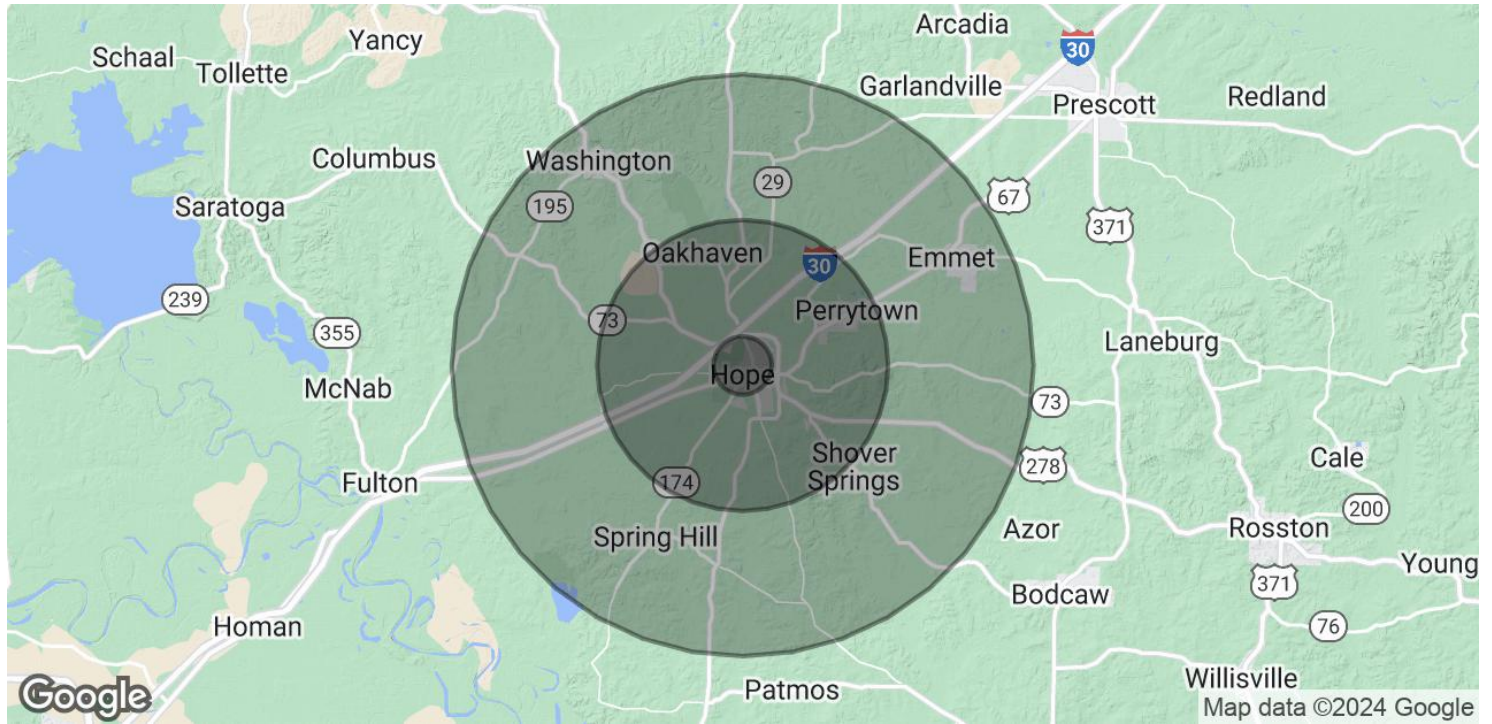
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,280	10,203	15,152
Average Age	36.3	37.8	38.6
Average Age (Male)	34.6	36.7	38.6
Average Age (Female)	43.2	40.3	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,216	4,947	7,310
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$33,378	\$46,062	\$46,608
Average House Value	\$77,471	\$95,355	\$98,654

2020 American Community Survey (ACS)

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