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For Lease | Northpark Village Shopping Center 427 US-425, Monticello, Arkansas



Suite 122 - 2,600 SF

Suite 135 - 3,230 SF

CONTACT US TODAY
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Property Understanding

OVERVIEW

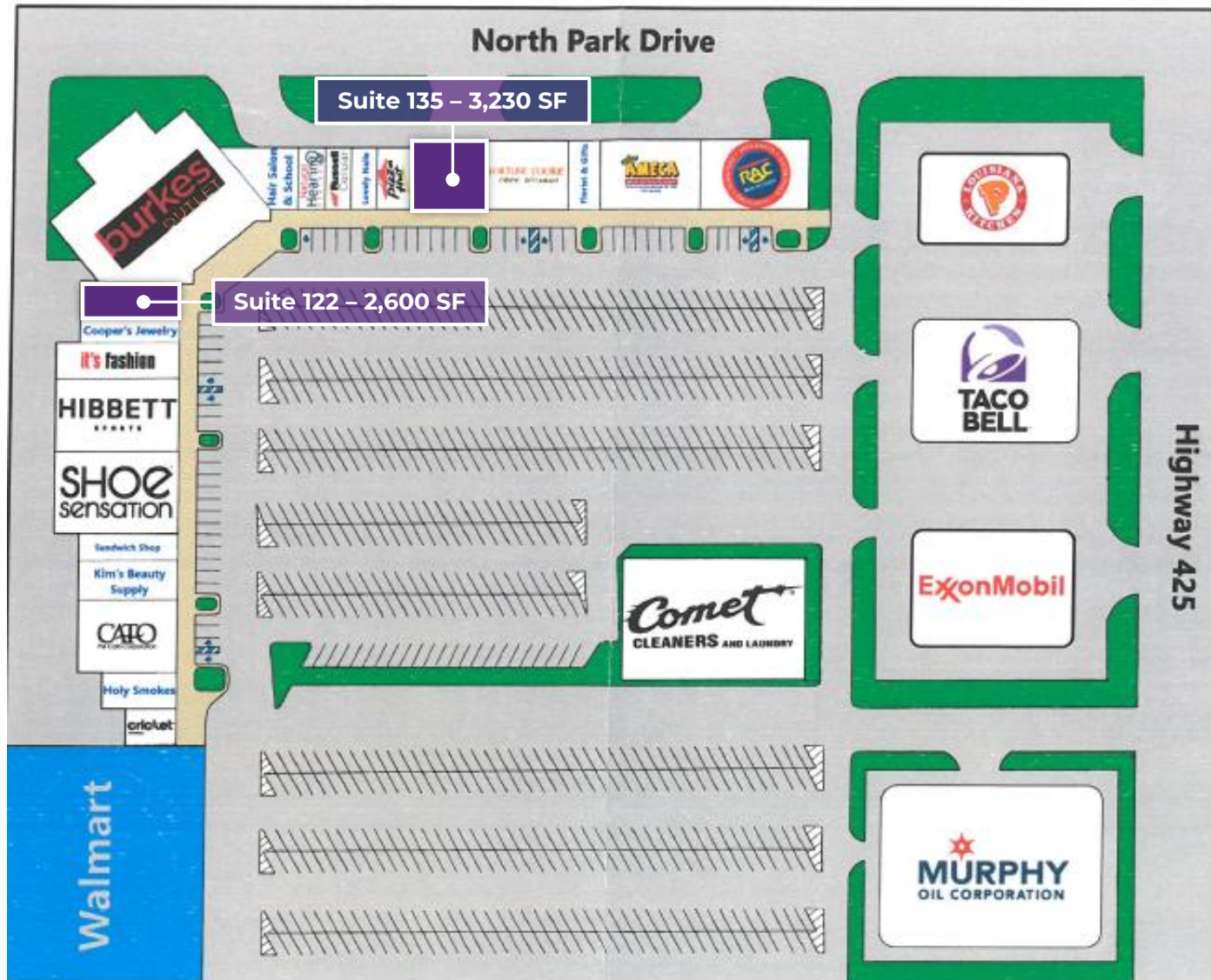
Offering	For Lease
Address	427 US-425, Monticello, AR 71655
Property Type	Retail Center
Lease Rate/Type	\$13.00/SF NNN
Available Space	<ul style="list-style-type: none"> ○ Suite 122 – 2,600 SF ○ Suite 135 – 3,230 SF
Building Size	±134,101 SF
Lot Size	±35 Acres
Year Built	2011
Zoning	Commercial
Traffic Counts	<ul style="list-style-type: none"> ○ U.S. Hwy 425 – 21,000 VPD ○ Hwy 278 W – 15,000 VPD

PROPERTY HIGHLIGHTS

- **Northpark Village Shopping Center—a Walmart Shadow Center— is the #1 Most Visited Shopping Center in a 50-mile radius – 3.4 million visitors a year**
- Stable national tenant lineup: Hibbett Sports, Bealls, CATO, Pizza Hut, and more
- Premium location off the highly trafficked U.S. Hwy 425 (21,000 VPD) less than 3.5 miles from the University of Arkansas at Monticello (~4,000 students)
- Situated near the intersection of Hwy 278 W and U.S. Hwy 425
- 600 surface parking spaces



Site Plan





LOOKING SOUTH

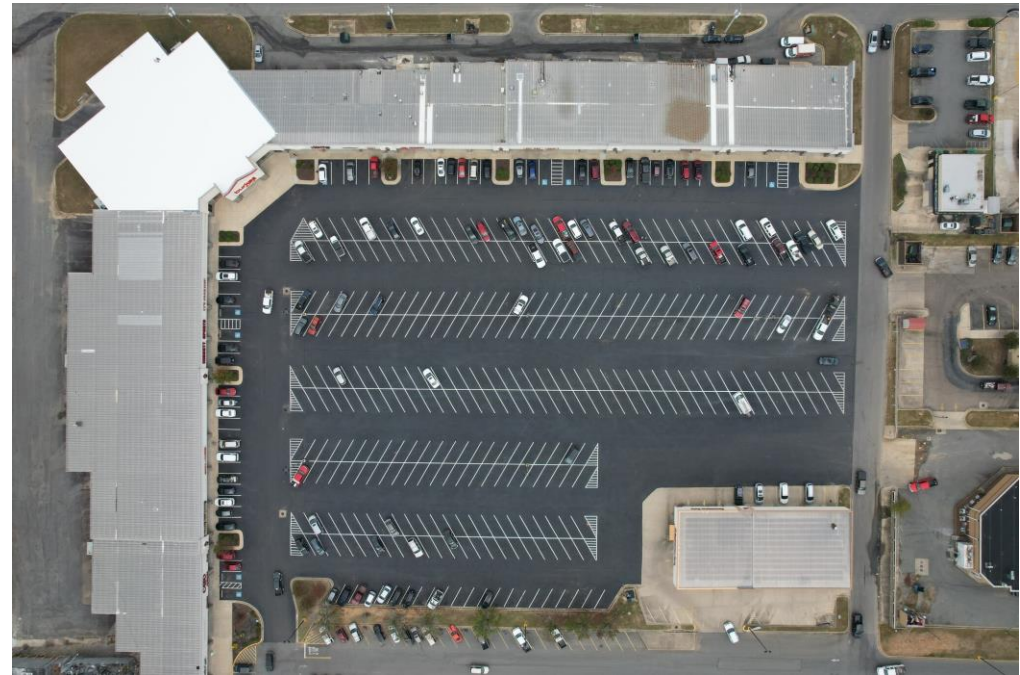


US Hwy 425
21,000 VPD

Suite 122 - 2,600 SF

Suite 135 - 3,230 SF

N Park Drive



Monticello, Arkansas



Monticello is located approximately 95 miles southeast of Little Rock and 50 miles southeast of Pine Bluff. Incorporated as a city in 1852, Monticello serves as the county seat for Drew County. One of the largest towns in southeast Arkansas, Monticello is home to the University of Arkansas at Monticello, originally the Arkansas Agricultural and Mechanical College (~4,000 students).

Selected twice by Arkansas Business as a City of Distinction for its Quality of Life, Monticello is an active place for people seeking progress, but in a small town's relaxed comfort and charm. Monticello's cost of living is 22.4% lower than the U.S. average compared to the rest of the country. For visitors and residents looking for recreational activities, Monticello offers nearby Lake Monticello, a 1500-acre plus lake with some of the best bass fishing in Arkansas. The Arkansas Game and Fish Commission has two wildlife management areas just a short drive from Monticello – Seven Devils Swamp WMA and Cut-Off Creek WMA offer various outdoor recreational opportunities.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	8,973	11,232	14,530
Households	3,722	4,615	5,975
Average Age	38.8	38.9	39.6
Average Household Income	\$61,729	\$63,357	\$66,224
Businesses	392	471	528

**Demographic details based on property location*

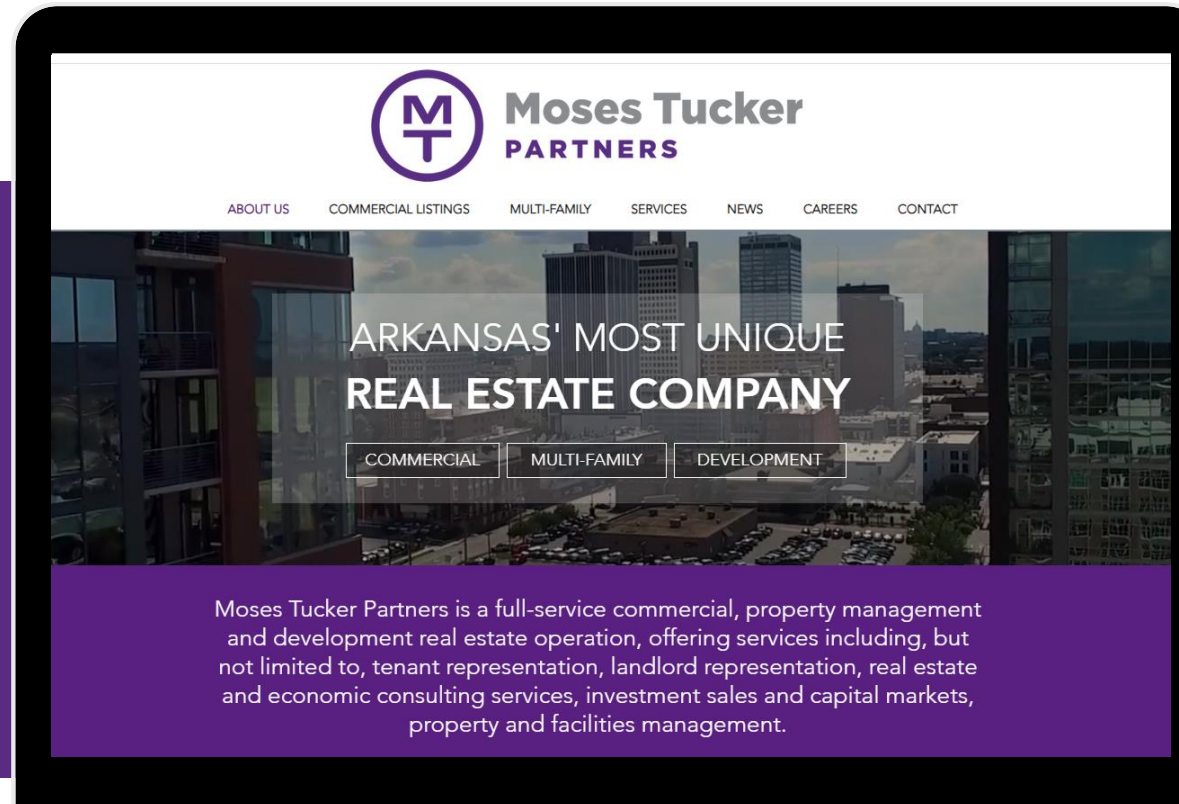
CONNECT

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