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RETAIL SUITES FOR LEASE

582 Hwy 365, Mayflower, Arkansas



Suite E
±1,250 SF

Suite A2
±1,872 SF

Suite 4
±1,250 SF

Suite 5
±1,250 SF

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

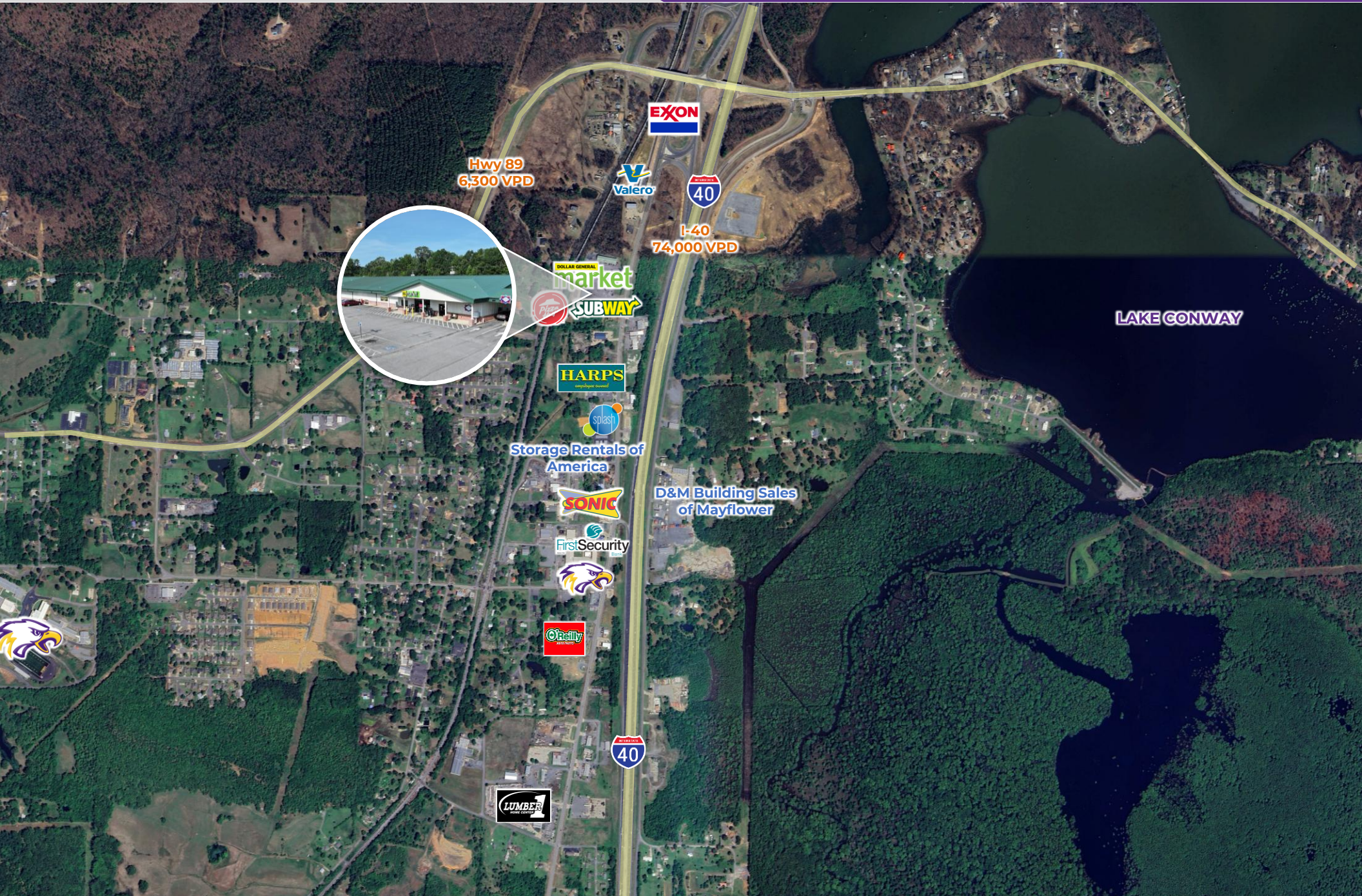
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$12.00/SF/YR NNN
Address	582 Hwy 365
City/State	Mayflower, AR 72016
Property Type	Retail
Space Available	<ul style="list-style-type: none"> ○ Suite 4 – ±1,250 SF ○ Suite E – ±1,250 SF ○ Suite 5 – ±1,250 SF ○ Suite A2 – ±1,872 SF
Building Sizes	<ul style="list-style-type: none"> ○ Building 1 – ±31,032 SF ○ Building 2 – ±10,100 SF
Lot Size	±11.86 Acres
Traffic Counts	<ul style="list-style-type: none"> ○ I-40 – 74,000 VPD ○ Hwy 89 – 6,300 VPD ○ Hwy 365 – 7,800 VPD

PROPERTY HIGHLIGHTS

- Located along Highway 365, Mayflower's primary retail and service artery, ensuring high visibility and drivability by local and regional traffic
- Anchored by national and notable local tenants including Dollar General Market, Pizza Hut, and Subway
- Highest and Best use include grocery or specialty food operators, QSRs with drive-thru, pharmacy, medical/dental clinic, fitness studio, bank/financial services, retail boutiques, or multi-tenant strip configurations





LOOKING SOUTH



D&M Building Sales
of Mayflower

I-40
74,000 VPD



First Security



Storage Rentals of
America

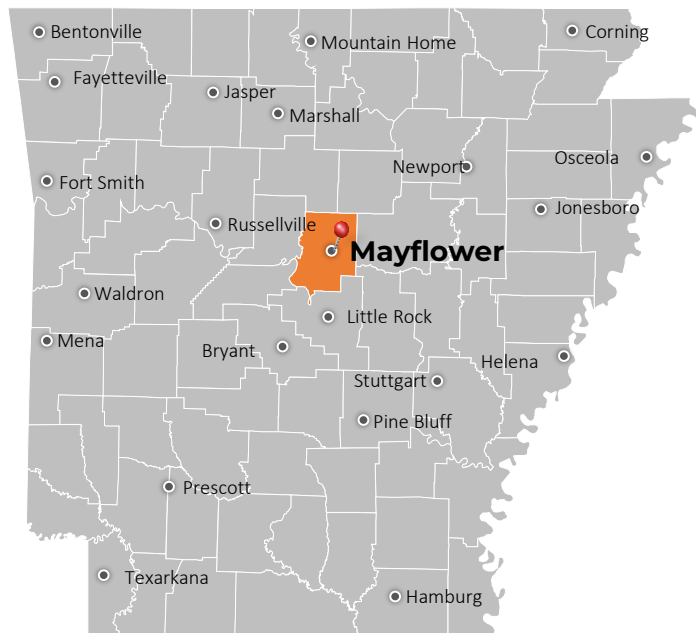


Hwy 365
7,800 VPD





Mayflower, AR



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 adding jobs and providing expanded 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*

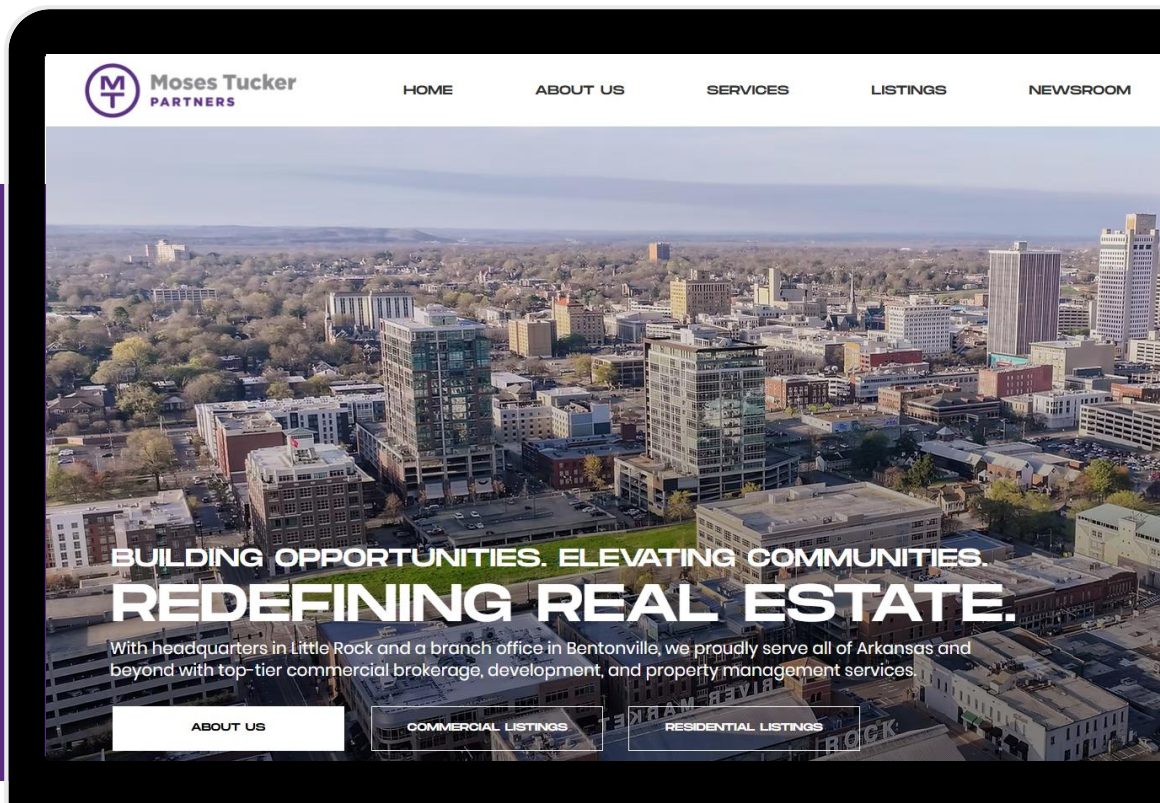
CONNECT

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