

+/- 5,400 SF FLEX SPACE FOR LEASE



903 N BLOOMINGTON ST

Lowell, AR 72745



PROPERTY DESCRIPTION

+/- 5,400 SF of versatile flex/warehouse space available in Lowell, ideal for warehouse, distribution, light manufacturing, or flex use. Situated off N Bloomington/71B, which sees approx. 21,000 VPD, this space features two overhead doors (approx. 10' W x 12' H), three storefront style entry doors, and impressive clear heights with 21' ceilings in the rear and 23' ceilings in the front. The first floor offers an open shop/warehouse area, private office, and restroom. The second floor loft includes a kitchenette and additional restroom, providing functional space for staff or administrative use. 2 year minimum term. Tenant is responsible for electric, gas, and water in their own name. Excellent location, approx. 1 mile from W Pleasant Grove Rd and under 2 miles from I-49, offering quick access to anywhere in NWA!

PROPERTY HIGHLIGHTS

- ±5,400 SF flex/warehouse space
- Two overhead doors (approx. 10' W x 12' H)
- Three storefront-style entry doors
- Ideal for warehouse, distribution, light manufacturing, or flex use

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OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$11.50 SF/yr (NNN) |
| Available SF: | 5,414 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,793 | 12,174 | 32,463 |
| Total Population | 5,065 | 35,381 | 94,892 |
| Average HH Income | \$105,783 | \$113,047 | \$115,856 |

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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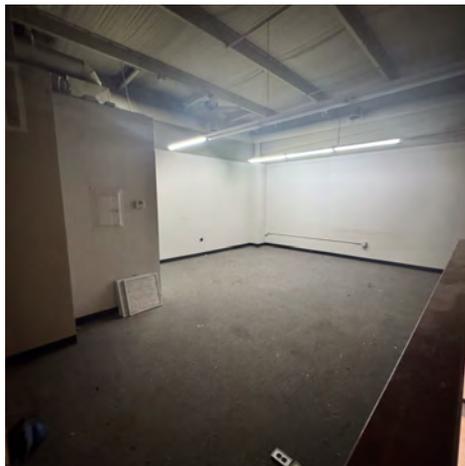
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B102, 103, 104 PHOTOS

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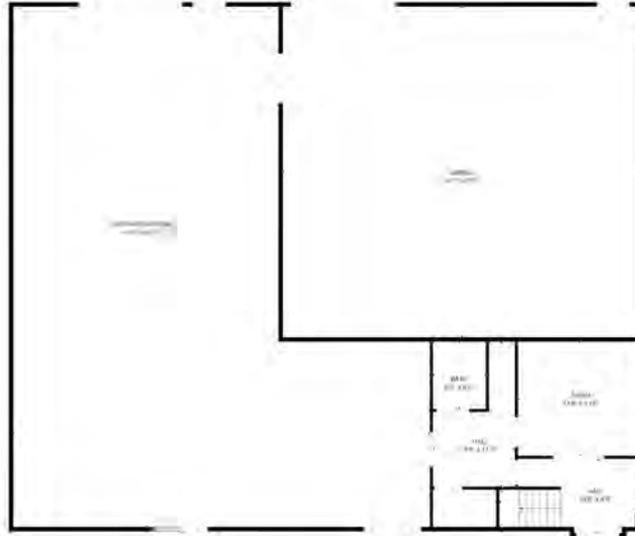
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B102, 103, 104 FLOOR PLAN

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First Floor



Second Floor

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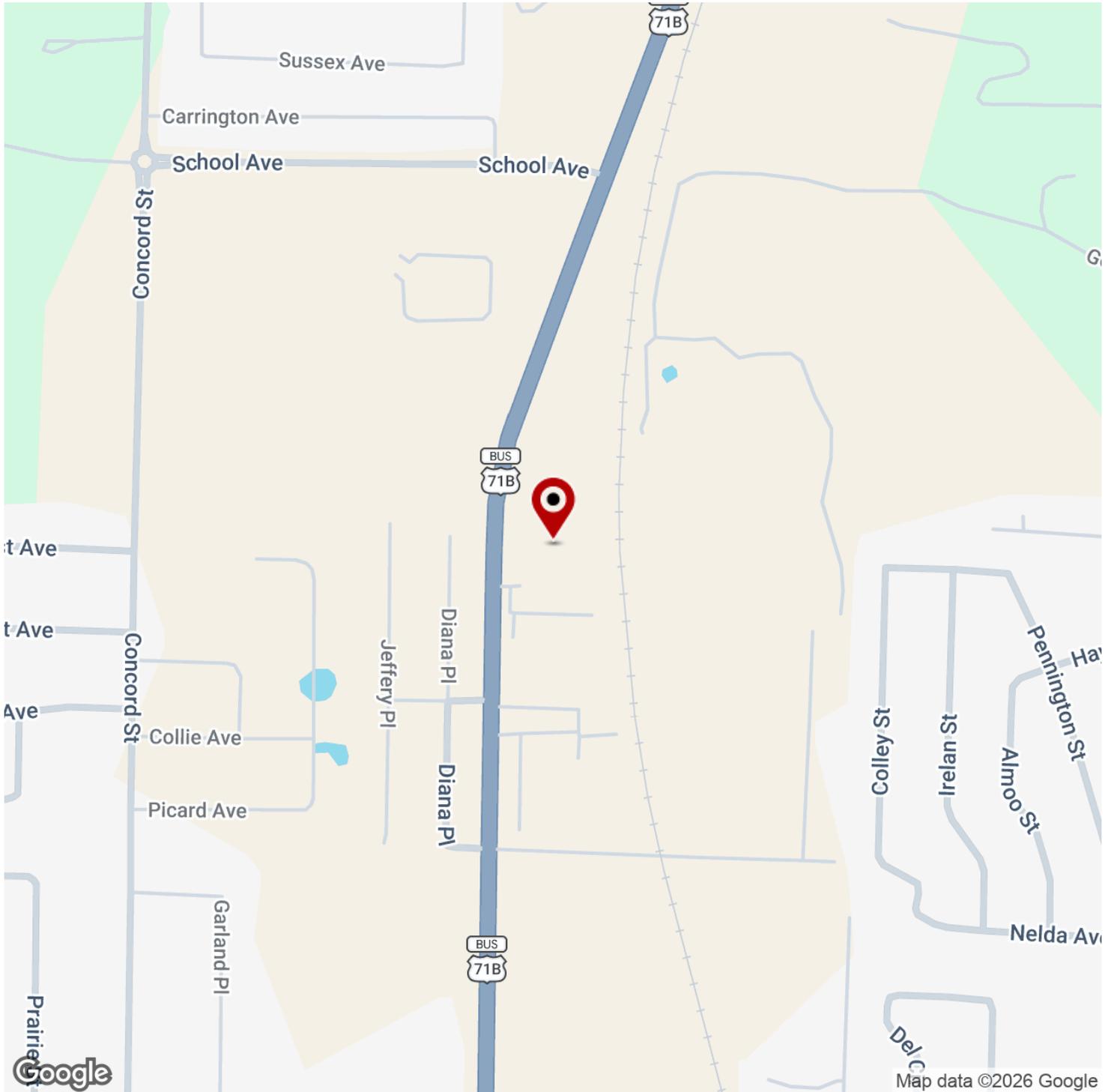
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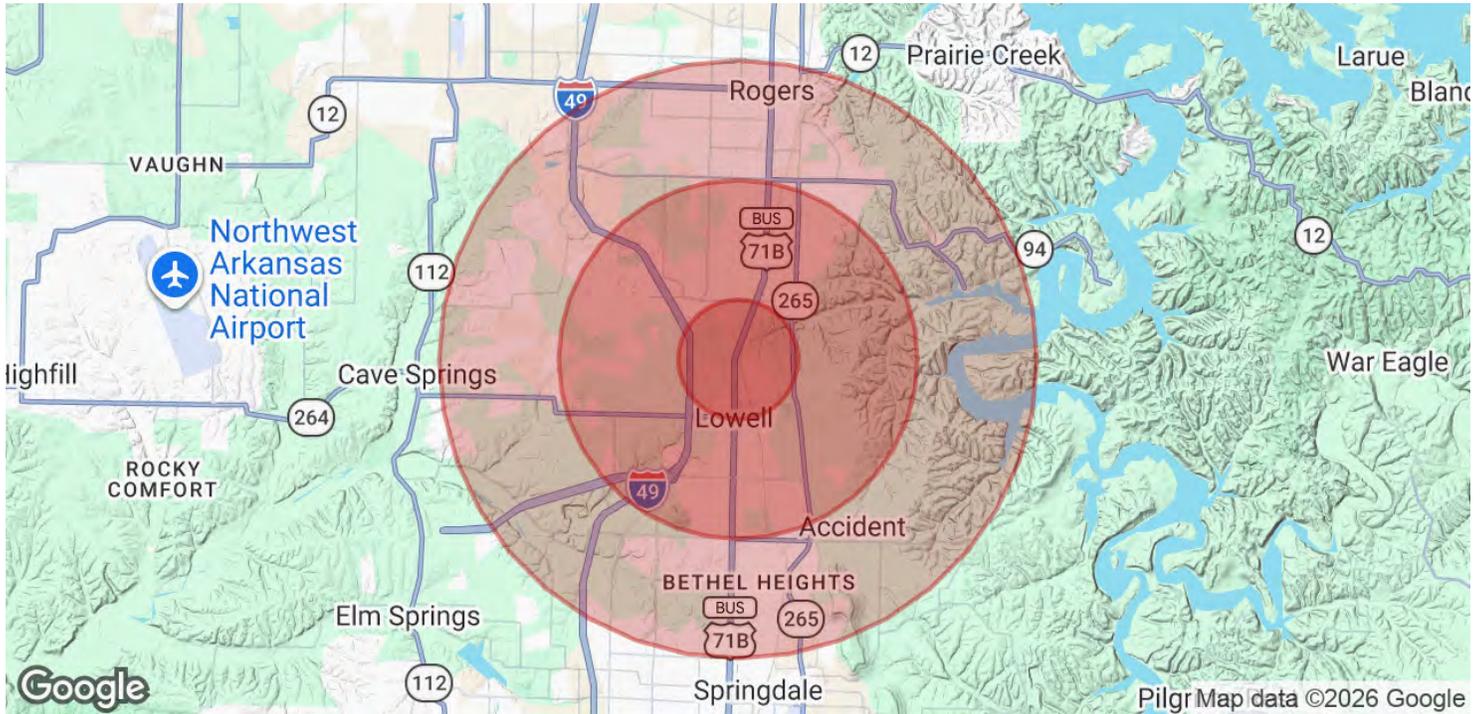
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 5,065 | 35,381 | 94,892 |
| Average Age | 34 | 35 | 36 |
| Average Age (Male) | 33 | 34 | 35 |
| Average Age (Female) | 35 | 36 | 36 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 1,793 | 12,174 | 32,463 |
| # of Persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH Income | \$105,783 | \$113,047 | \$115,856 |
| Average House Value | \$302,906 | \$327,561 | \$339,694 |

Demographics data derived from AlphaMap

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