

FOR SALE

# Jacksonville Plaza

915 W. MAIN STREET | JACKSONVILLE, AR

Offering  
Memorandum



Colliers | Arkansas  
1 Allied Drive, Ste. 1500,  
Little Rock, AR 72202  
+1 501 372 6161

**Todd Rice, CCIM**  
+1 501 850 0702  
todd.rice@colliers.com

**Emma Holloway**  
+1 501 978 6585  
emma.holloway@colliers.com

## Building Specifications

Price	\$2,495,000
Building Size	37,862 SF
Lot Size	2.48 acres
Occupancy	100%
Zoning	C-2 Commercial

## Annualized Operating Data

GROSS OPERATING INCOME	
Rental Income	266,544
CAM Income	37,656
<b>TOTAL GROSS OPERATING INCOME</b>	<b>304,200</b>
OPERATING EXPENSES	
Electricity	1,781.86
Insurance	15,133.44
Repairs & General Maintenance	7,500.00
Grounds - Exterior	8,925.33
Management Fees	12,160.00
Real Estate Taxes	17,303.75
<b>TOTAL OPERATING EXPENSES</b>	<b>62,804.38</b>
<b>Net Operating Income</b>	<b>241,395.62</b>

## Rent Roll

Tenant	RSF	Lease Commencement	Lease Expiration	Rent/SF	Annual Rent	CAM
Cleo's Furniture	6,532	February 2003	M-M	\$4.90	\$32,040	\$520
Bargain Bin	18,323	July 2022	6/30/2025	\$6.25	\$114,576	\$1,792
Papa John's	1,200	November 1992	12/31/2026	\$11.00	\$13,200	\$118
Mail Boxes	1,499	November 2023	11/30/2026	\$8.25	\$12,372	\$130
Laundry	3,392	July 2024	5/31/2029	\$12.74	\$43,200	\$300
Karla Murray-Ware	1,026	April 2019	M-M	\$9.94	\$10,200	\$50
Sherwin Williams	5,890	January 1988	6/30/2028	\$6.95	\$40,956	\$228
<b>Totals</b>	<b>37,862</b>				<b>\$266,544</b>	<b>\$3,138</b>

## Property Summary

Jacksonville Plaza, located at 915 West Main Street, is a 37,862-square-foot retail center situated on 2.48 acres. The site has abundant parking and a stable tenant mix.

The retail center is well positioned at a signalized intersection on one of Jacksonville's main arterials with easy access to Highway 67/167. The center's pylon signage fronts Main Street.

## Area Demographics (5-mile radius)



**Estimated Population (2024)**  
45,525



**Average Household Income (2024)**  
\$77,953



**Estimated Households (2024)**  
18,290



**Projected Average Household Income (2029)**  
\$79,607

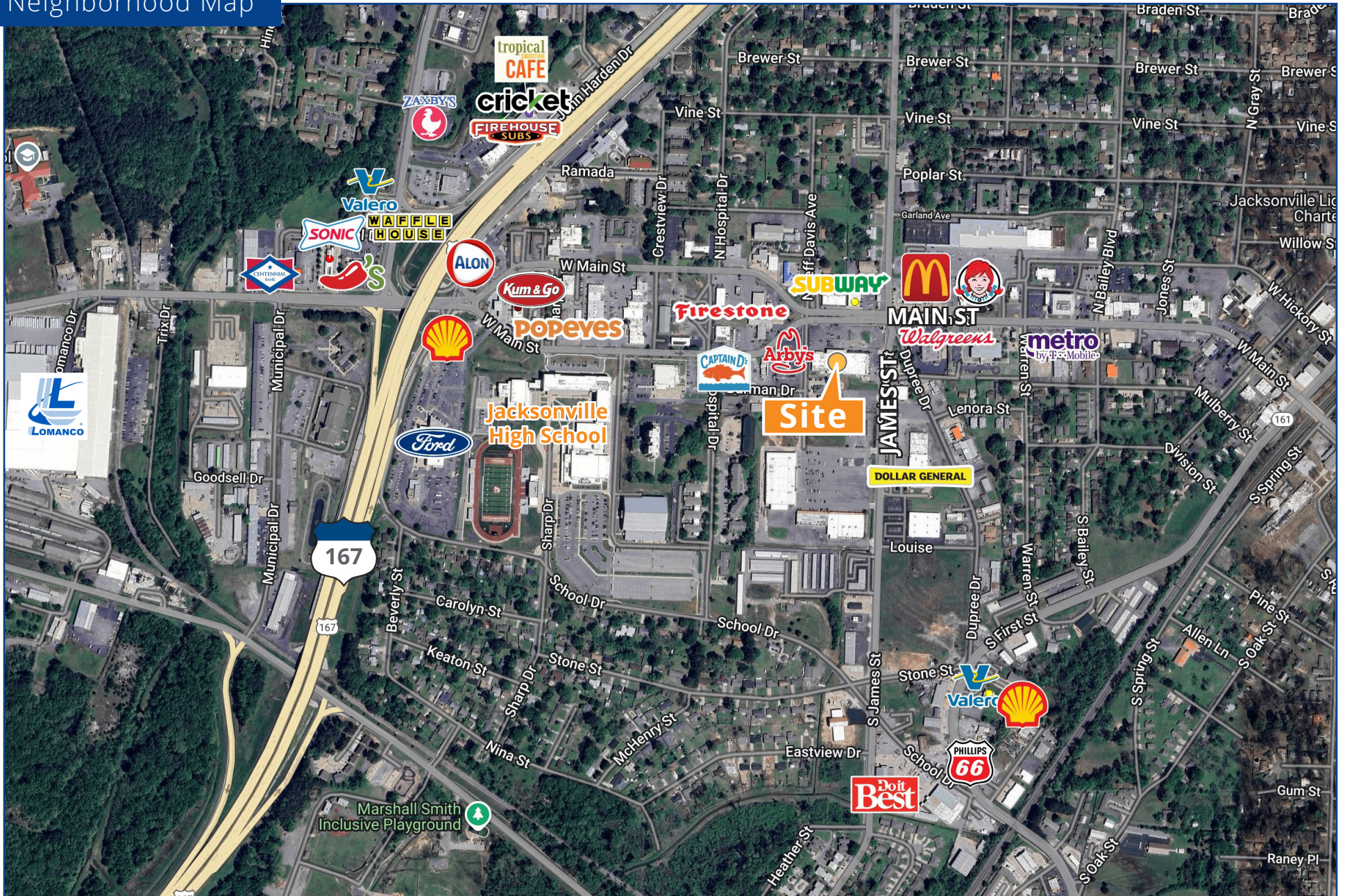


Aerial





# Neighborhood Map





**FOR SALE Jacksonville Plaza // 915 W Main Street, Jacksonville // Arkansas //**

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