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MEDICAL SPACE FOR SUBLEASE

114 E 49th St, Texarkana, AR



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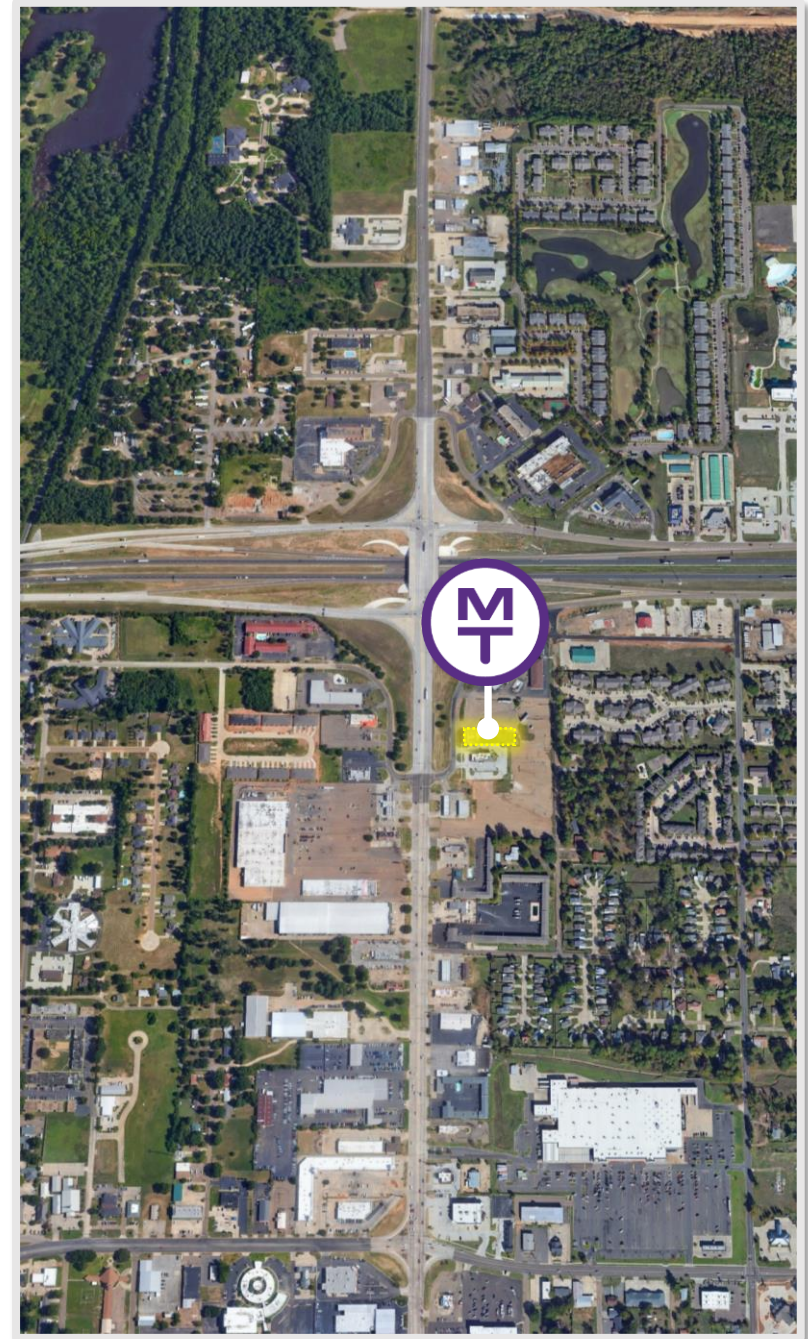


OFFERING SUMMARY

Offering	For Sublease
Address	114 E 49 th St, Texarkana, AR 71854
Property Type	Medical Building
Lease Rate	\$17.56/PSF
Remaining Lease Term	3 years
Lease Renewal	Two 7-year options
Available SF	8,200 SF
Acreage	0.83 Acres

PROPERTY HIGHLIGHTS

- Premium location near the intersection of U.S. Hwy 71 (25,000+ VPD) and Interstate 30 (39,000+ VPD)
- Great visibility and convenient access from U.S. Hwy 71
- Less than one mile from the Texarkana Arkansas Convention Center, which boasts 25,000 SF of event space
- Potential users could include healthcare, financial services, insurance companies, general office space or professional service companies



TEXARKANA, ARKANSAS



Texarkana, AR, is in the top 15 largest cities in the state, and it is located within the Ark-La-Tex subregion of Southwest Arkansas. The city was founded at a railroad intersection on December 8, 1873, and was incorporated in Arkansas on August 10, 1880.

Texarkana, AR, is located across the state line from its twin city, Texarkana, Texas, and is conveniently located on major interstate highways I-30, I-49 and I-369. Such prime roadway access has been an economic driver for the city, resulting in Texarkana being a leader in education, agriculture, healthcare and manufacturing. In line with the city's economic growth, the Texarkana Regional Airport broke ground on a brand-new terminal in 2021.

Texarkana, AR, has multiple parks and outdoor recreational areas, including Bobby Ferguson Park, Millwood Lake, the Petsafe JeffURson Dog Park and three public and semi-private golf courses, in addition to three private courses. Beyond outdoor offerings, Texarkana, AR, has many unique attractions - including the downtown Texarkana Federal Courthouse, the 2nd most photographed Federal Courthouse in the U.S. behind the Federal Courthouse in Washington D.C.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	38,998	64,562	96,807
Households	15,969	25,899	38,210
Average Age	39.9	39.7	40.2
Average Household Income	\$68,627	\$68,370	\$72,906
Businesses	1,744	2,532	2,979

**Demographic details based on property location*



THANK YOU



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