



**Gordon
Brothers**[®]



AVAILABLE

113 West Broadway Street | West Memphis, Arkansas 72301

5,011 SF | Freestanding Retail Building

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100



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PROPERTY FEATURES



113 West Broadway St.
West Memphis, AR 72301



Freestanding
5,110 SF | .60 AC



Pylon Signage



15 Surface Spaces



Zoned: R2



High Traffic Area &
Great Area
Demographics



TRADE AREA: Memphis, TN-MS-AR | Submarket: Crittenden County

West Memphis is a **logistics-oriented, lower-cost small city** with strong transportation assets and ongoing economic development initiatives. It offers strategic position and incentives for distribution and industrial business activity.

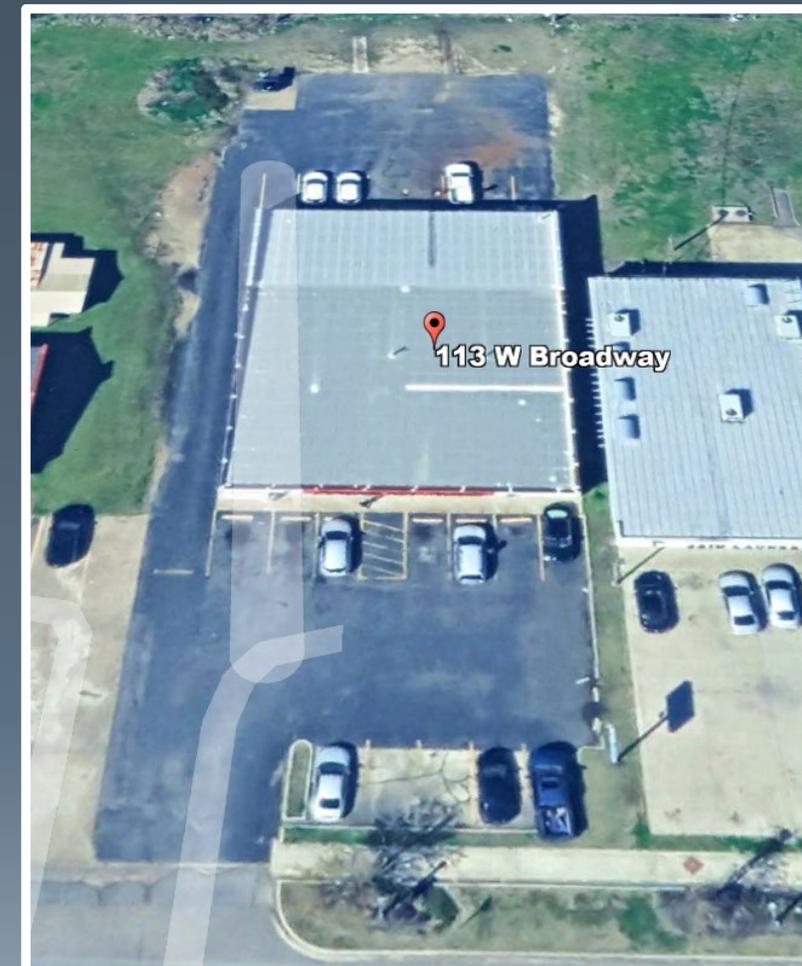
Its proximity to Memphis enhances access to markets and workforce, but certain quality-of-life metrics (e.g., crime rates, income) differ from adjacent urban areas.



WEST MEMPHIS

A GREAT PLACE TO VISIT

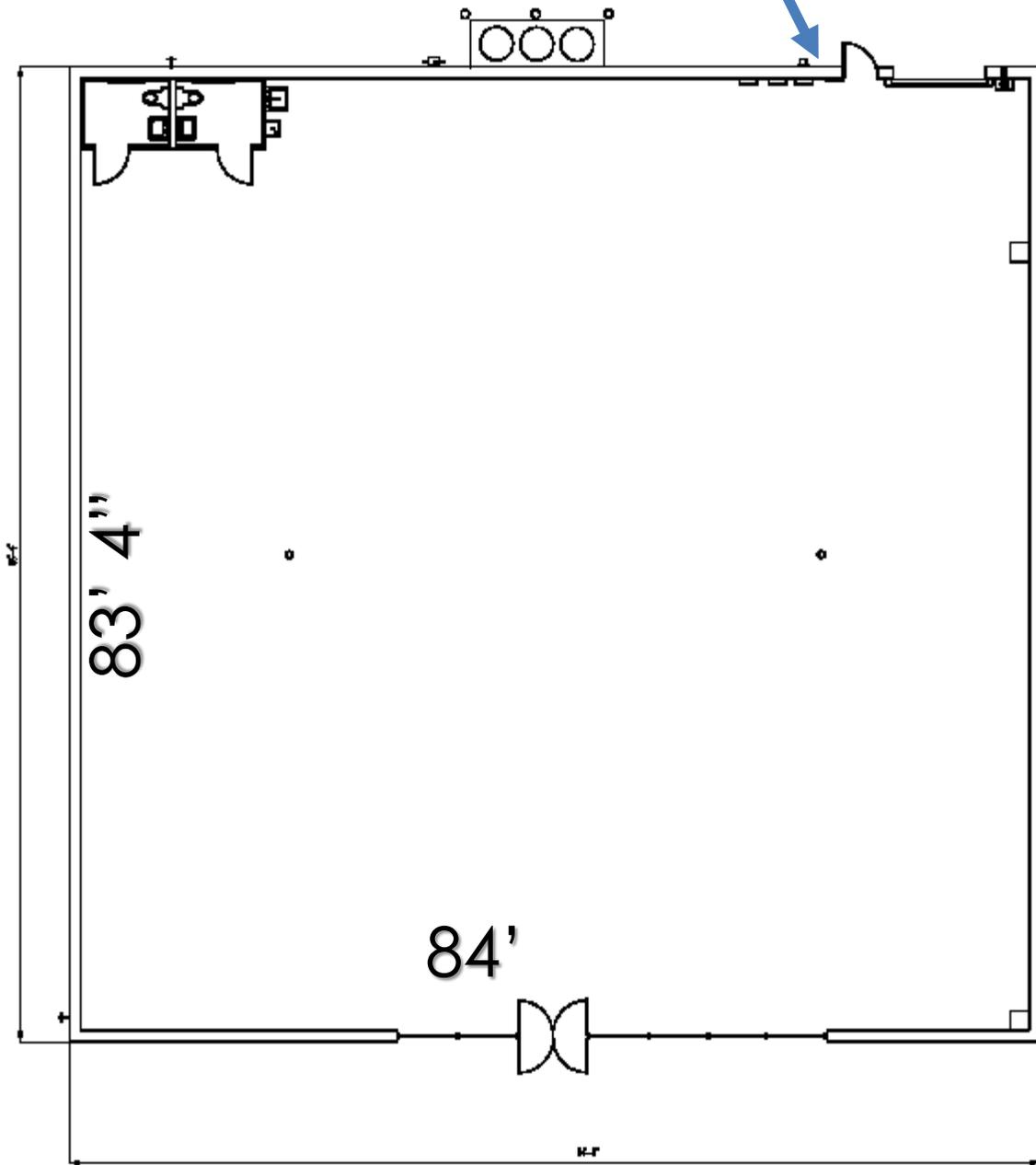
NEW BUSINESS FOR WEST MEMPHIS



113 WEST BROADWAY ST

BUILDING

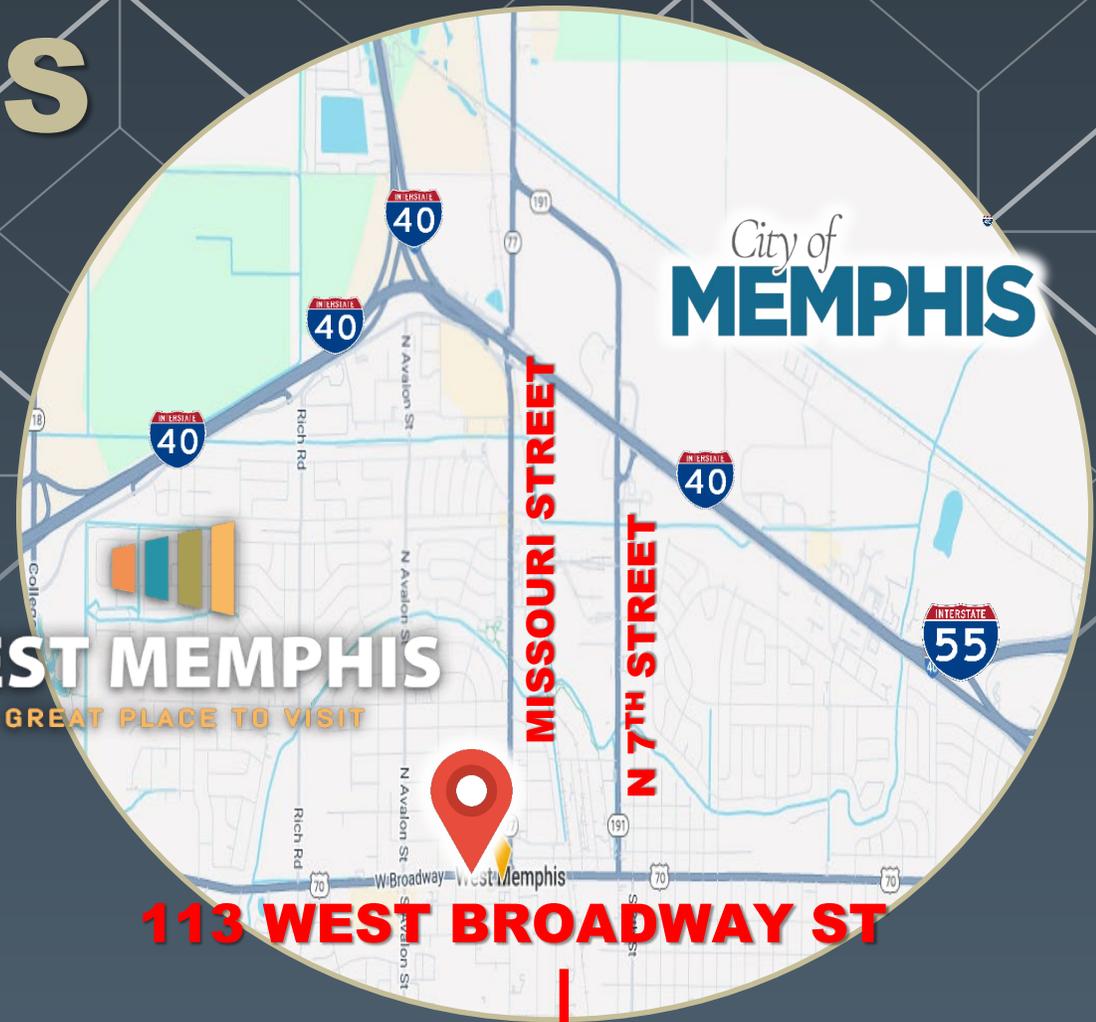
Rolling Dock Door



AREA HIGHLIGHTS

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
 Population	7,714	25,528	36,373
 Households	3,166	10,175	14,253
 HH Income	\$47,192	\$51,602	\$62,720



Traffic Counts

WEST BROADWAY ST	18,000+
NORTH MISSOURI ST	13,236+
EAST BROADWAY ST	18,162+
I-40	74,000+
I-55	39,077+



Located in the Broadway & Missouri Streets Merchants' Association of West Memphis (BAMWM)

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For more information:

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