



FOR LEASE

RETAIL SPACE

Former Dollar Tree | 3504 E Race Ave, Searcy, AR

AVAILABLE**8,200 SF**

Free-standing building

OCCUPANCY**Immediate**

Lease as-is

TI ALLOWANCE**\$100-\$150/SF**

With credit approval

PROPERTY HIGHLIGHTS

- 8,200 ± SF free-standing retail building, available immediately
- Lease as-is or configure as single-tenant or multi-tenant retail (2-3 suites)
- Ground lease opportunity also available
- Tenant improvement allowance of \$100-\$150/SF offered by owner, subject to credit approval
- Ideal for medical, retail, or service users
- High-traffic corridor: E Race Ave (19,000 VPD) with easy access to Hwy 64/67 (28,000 VPD)
- Surrounded by national retailers and restaurants
- Excellent visibility, signage, and parking on Searcy's dominant thoroughfare

*information deemed reliable but not guaranteed**CO-TENANTS IN CENTER**

- Planet Fitness
- David's Burgers
- H&R Block

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