

1331 E HENRI DE TONTI BLVD, TONTITOWN, AR

RETAIL SPACE FOR LEASE



KYLE CONRAD
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FOCUS
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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

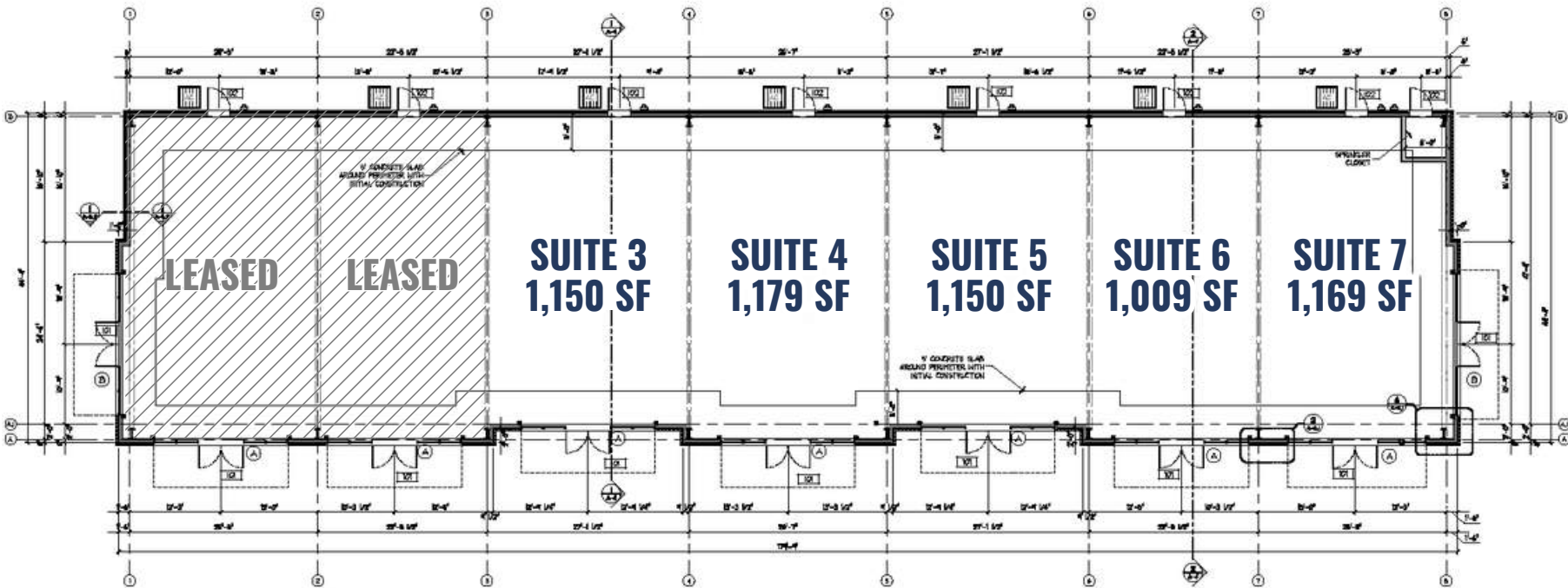
AVAILABLE:	1,009 SF — 5,657 SF
LEASE PRICE:	\$26.00 PSF
LEASE TYPE:	NNN

SUITE AVAILABILITY

SUITE 3:	1,150 SF
SUITE 4:	1,179 SF
SUITE 5:	1,150 SF
SUITE 6:	1,009 SF
SUITE 7:	1,169 SF

SITE HIGHLIGHTS

- TI NEGOTIABLE
- NEW CONSTRUCTION
- 35,000 VEHICLES PER DAY
- FRONTAGE ON US HWY-412



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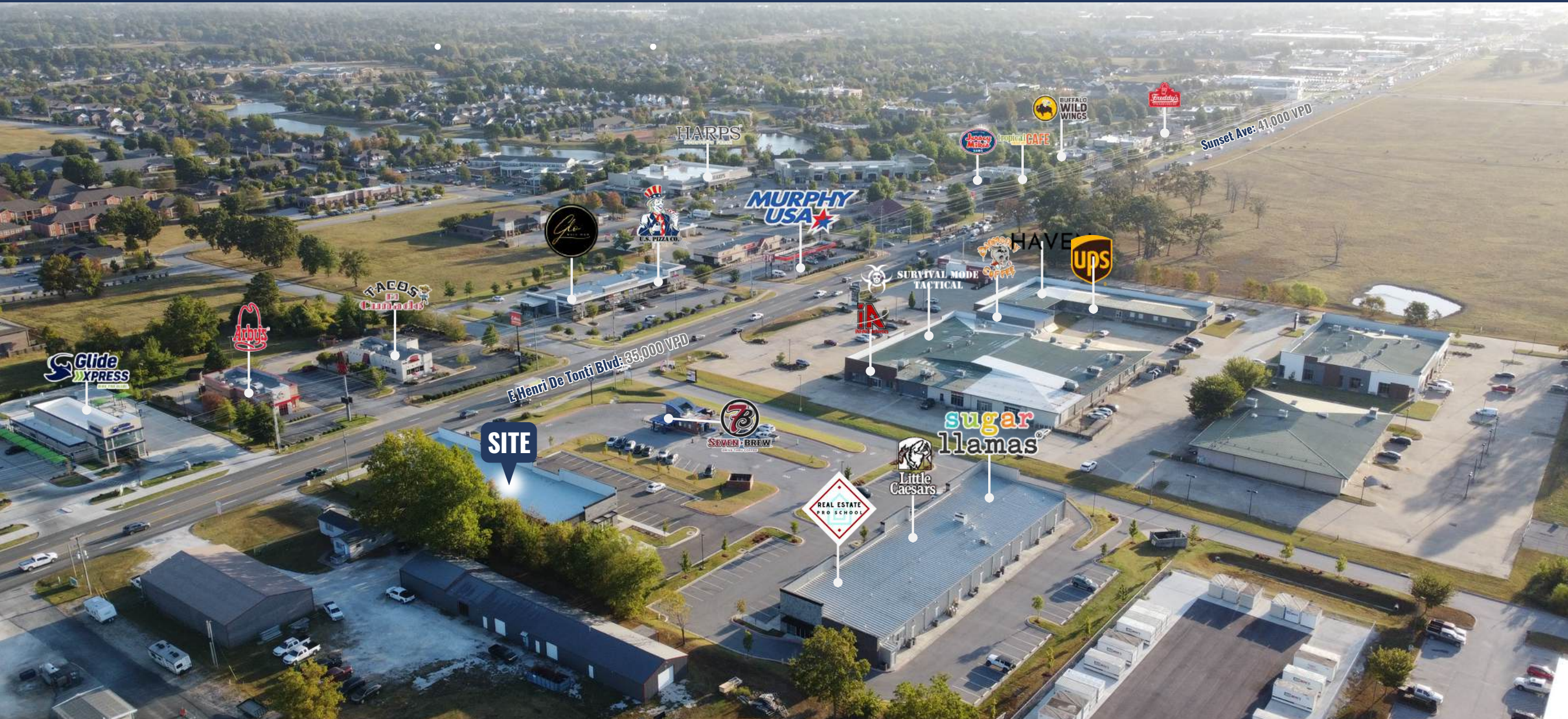
AERIAL VIEW



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INTERSTATE-49

1.5 MILE 7 MIN

HWY 112

0.2 MILES 1 MIN

XNA AIRPORT

9.4 MILES 16 MIN

HWY 412

0.1 MILES 0 MIN

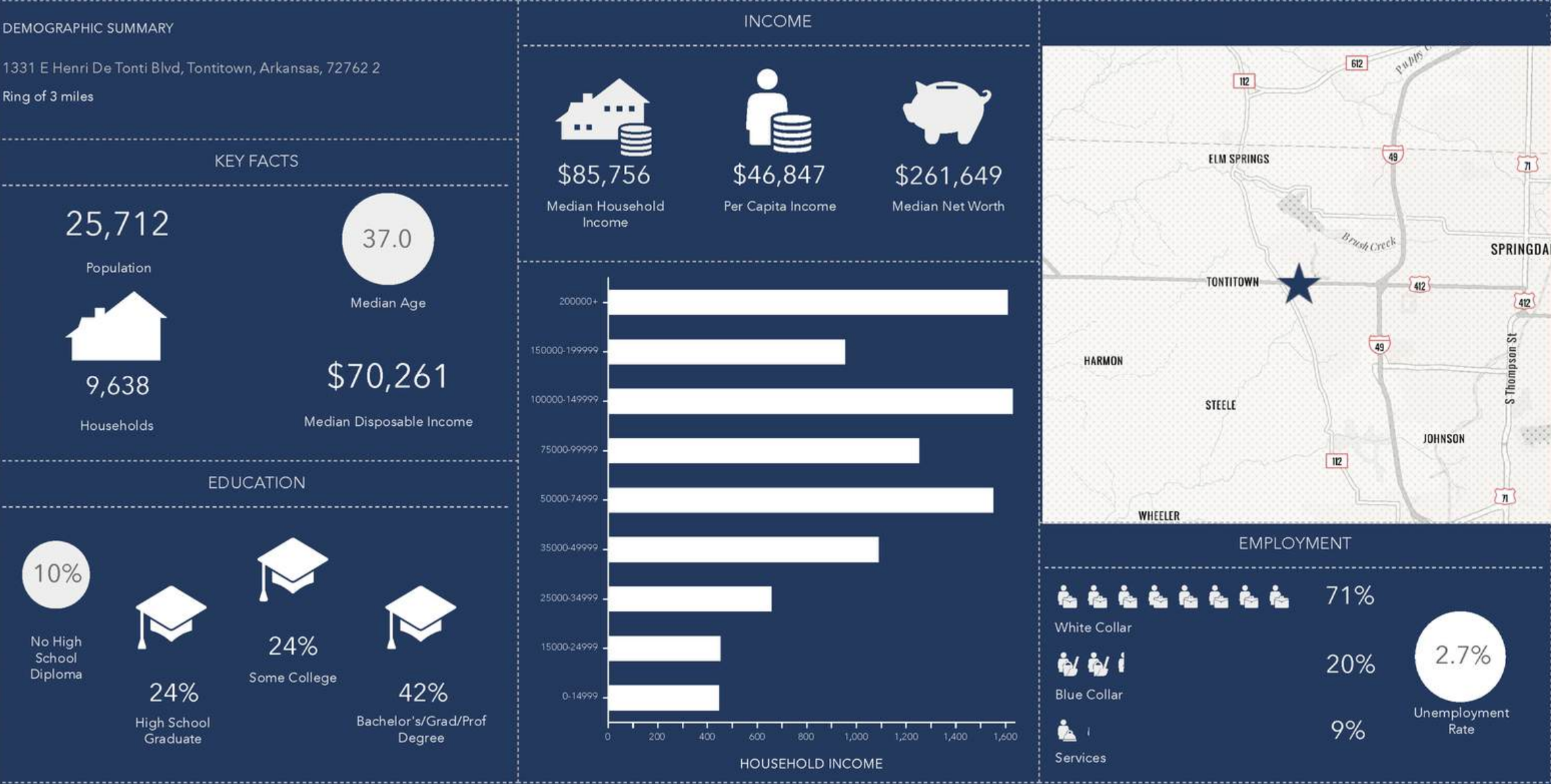
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3-MILE DEMOGRAPHICS



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WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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