



Property Summary

Building SF:	1,780
Lease Rate:	\$2,750/mo
Lot Size:	0.27 Acres

Property Overview

This approximate 1,780 sq. ft. office building is available for lease. Located directly on Richmond Road at the high-traffic intersection with McKnight Road, this property offers unparalleled visibility and exposure.

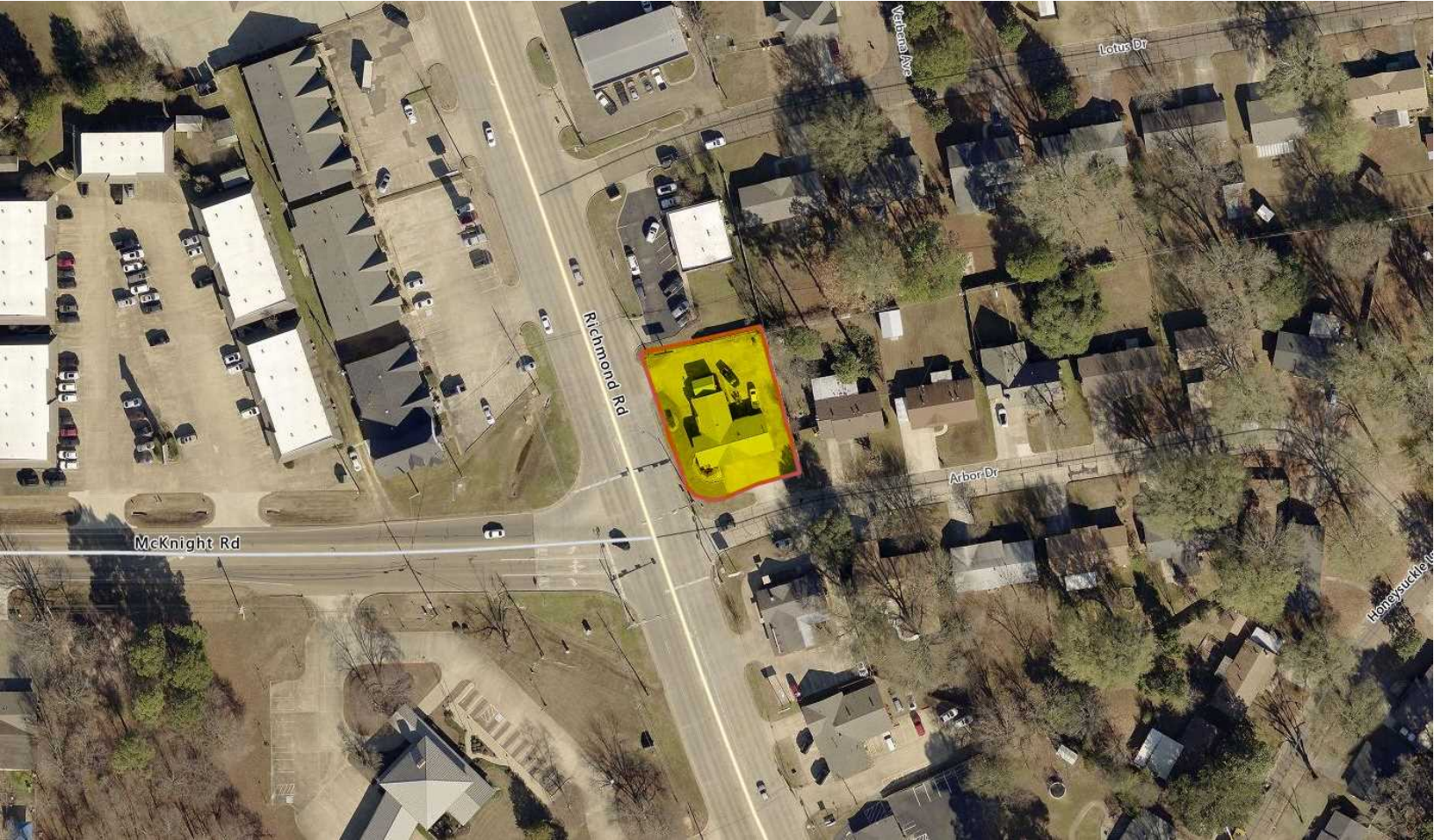
The building features:

- 4 offices
- A restroom
- A kitchen area
- Two drive-in entrances for easy access

Currently vacant and ready for immediate occupancy, this property is ideal for businesses seeking a prominent location with high visibility and convenient access. Don't miss this opportunity!

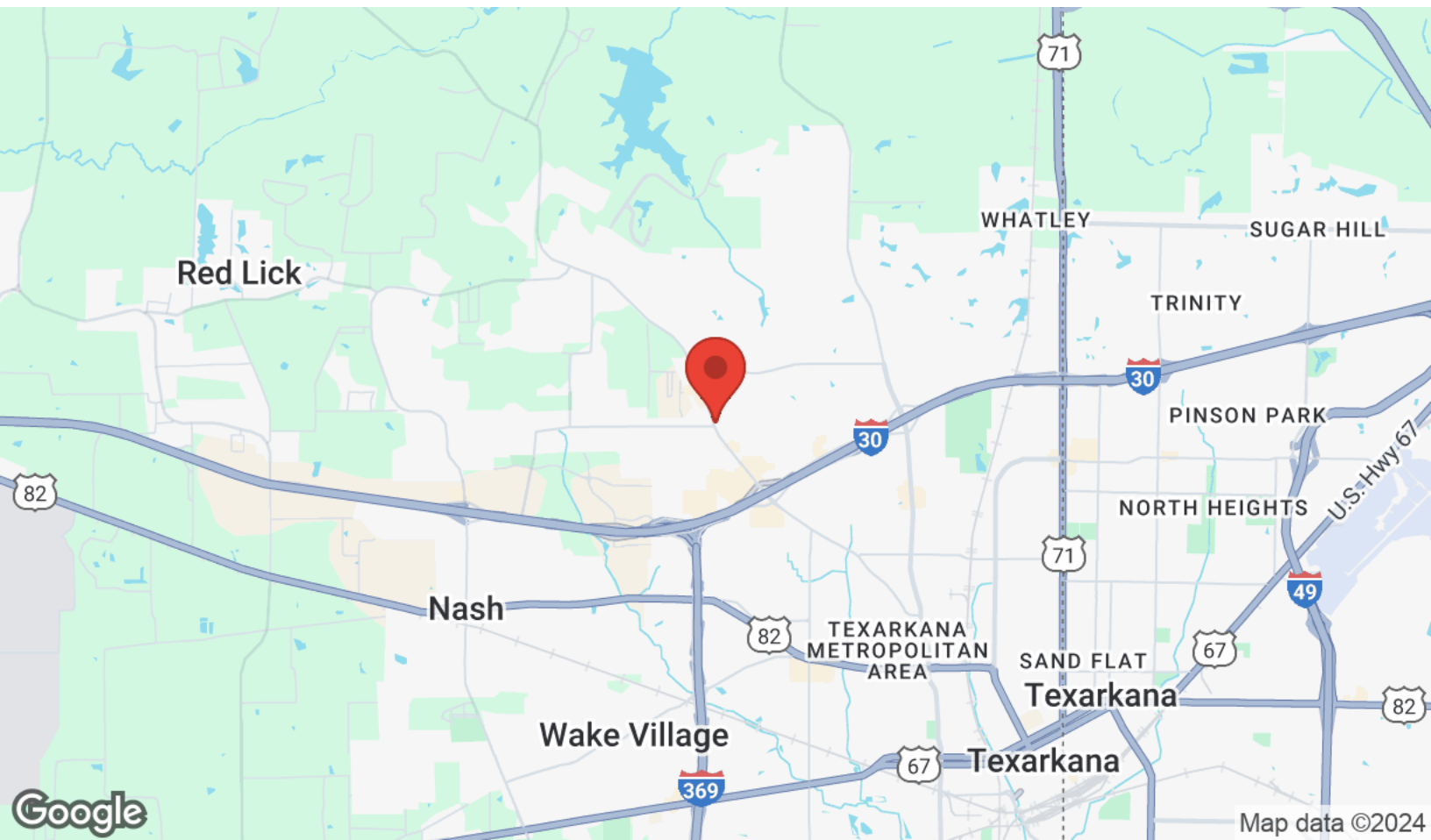
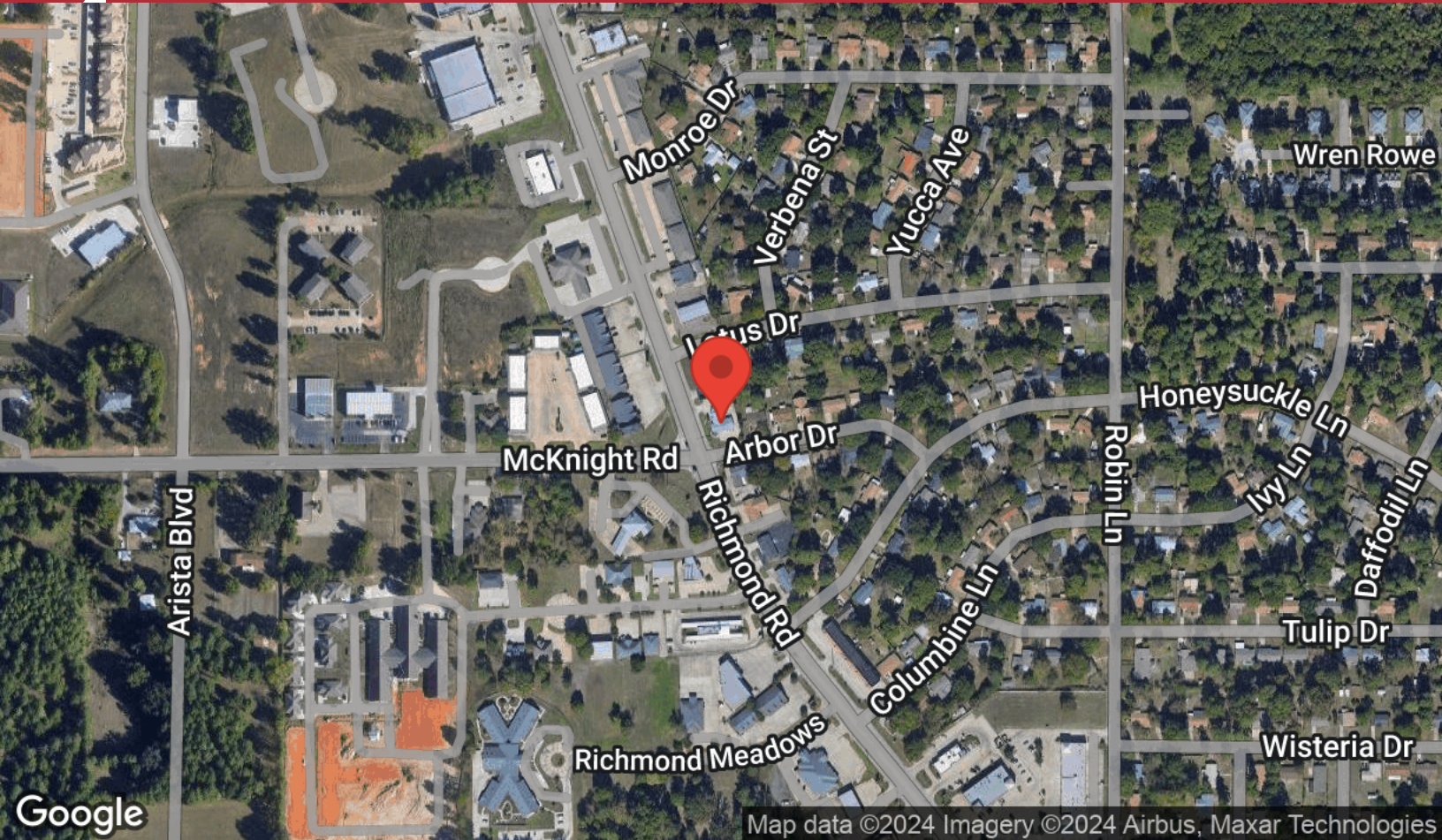
Location Overview

Located on Richmond Road next to The Doughnut Cafe & Coffee House.











Lockaway Storage

Ironwood Grill

Moores Ln

Schlotzsky's

Walmart Neighborhood Market

Moores Ln

Amigo Juan

Dot's Ace Hardware

Racquet & Jog

Dollar General

McKnight Rd

McKnight Rd

Richmond Rd

Chicken Express

Sonic Drive-In

E-Z Mart

Jason's Deli

Lost Pizza Co. Texarkana

Sam's Club

Target

Kohl's

Orr Honda

Orr Chevrolet

T.J. Maxx

Office Depot

Starbucks

Dillard's

Wadley Regional Medial Center

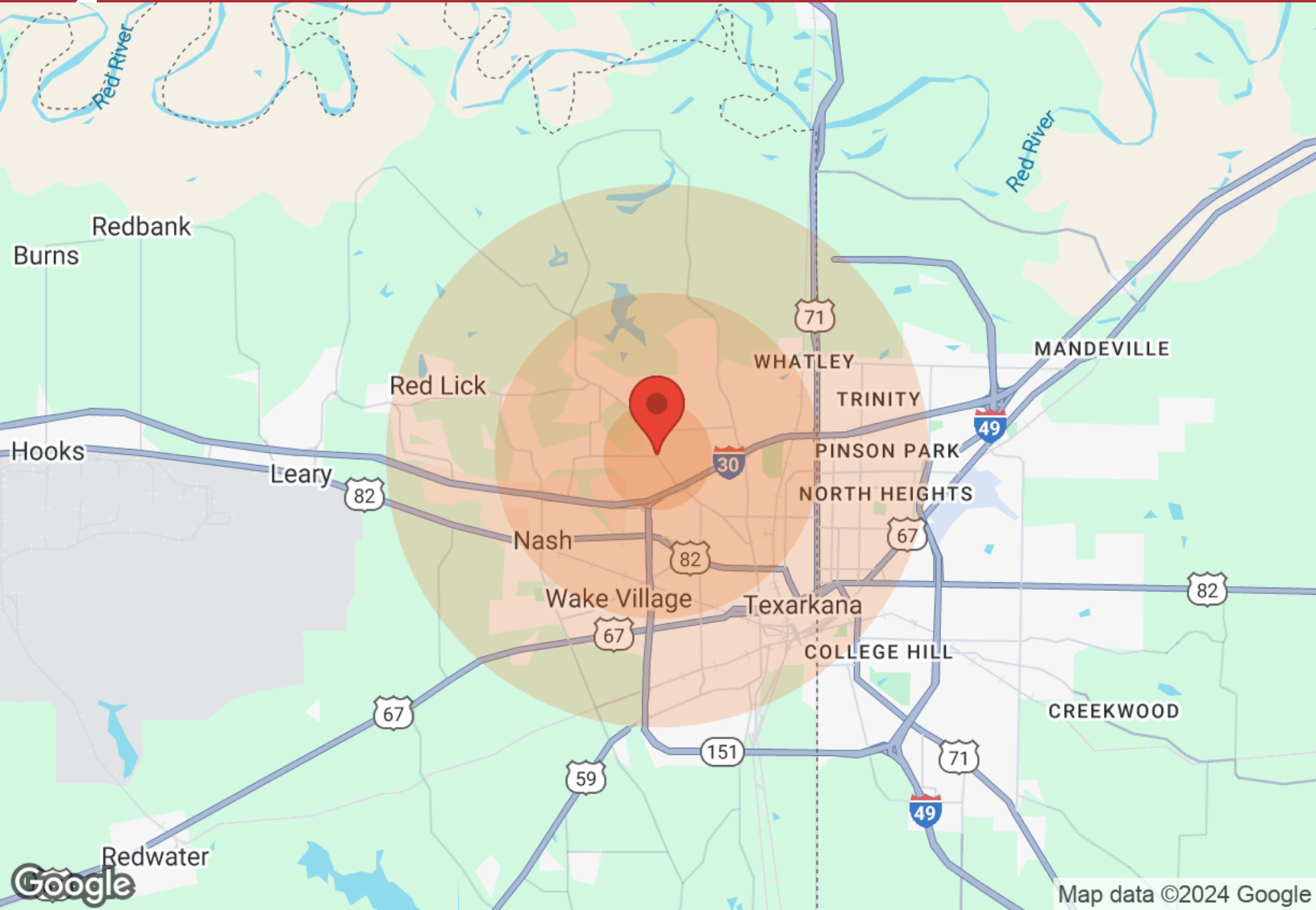
Best Buy

The Home Depot

ALDI

Interstate 30 Frontage Road

Mall Dr
Richmond Rd



Population	1 Mile	3 Miles	5 Miles
Male	1,704	15,465	30,925
Female	1,871	17,385	33,828
Total Population	3,575	32,850	64,753

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	629	7,035	13,715
Ages 15-24	501	4,856	9,212
Ages 25-54	1,293	12,453	24,829
Ages 55-64	460	3,721	7,325
Ages 65+	692	4,785	9,672

Race	1 Mile	3 Miles	5 Miles
White	2,918	20,473	40,038
Black	408	10,387	21,362
Am In/AK Nat	N/A	30	61
Hawaiian	N/A	N/A	N/A
Hispanic	232	2,065	3,575
Multi-Racial	320	3,434	5,890

Income	1 Mile	3 Miles	5 Miles
Median	\$56,983	\$45,690	\$43,605
< \$15,000	260	2,382	4,826
\$15,000-\$24,999	125	1,432	3,043
\$25,000-\$34,999	144	1,522	2,925
\$35,000-\$49,999	205	2,156	4,068
\$50,000-\$74,999	534	2,690	5,093
\$75,000-\$99,999	190	1,221	2,283
\$100,000-\$149,999	114	1,231	2,244
\$150,000-\$199,999	14	444	715
> \$200,000	N/A	327	671

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,430	13,053	27,041
Occupied	1,342	11,816	24,402
Owner Occupied	632	6,451	13,866
Renter Occupied	710	5,365	10,536
Vacant	88	1,237	2,639

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