

# Retail or Flex Space

800 1st Avenue SE | Gravette, AR 72736



FOR SALE/LEASE



## PROPERTY HIGHLIGHTS

- For Sale/Lease
- **Lease Rate: \$8.50/NNN**
- **Sale Price: \$1,800,000**
- Building Size: 14,862 SF
- Year Built: 2011
- High quality construction, built by Walmart, formerly Walmart Express then later Harps Grocery.
- Property will be restricted against grocery and dollar stores.

FOR MORE INFORMATION  
PLEASE CONTACT:

**MATT IMHOFF, SIOR, CCIM**

479 845 3020

mimhoff@sagepartners.com

**ETHAN FOWLER**

501 590 6544

efowler@sagepartners.com

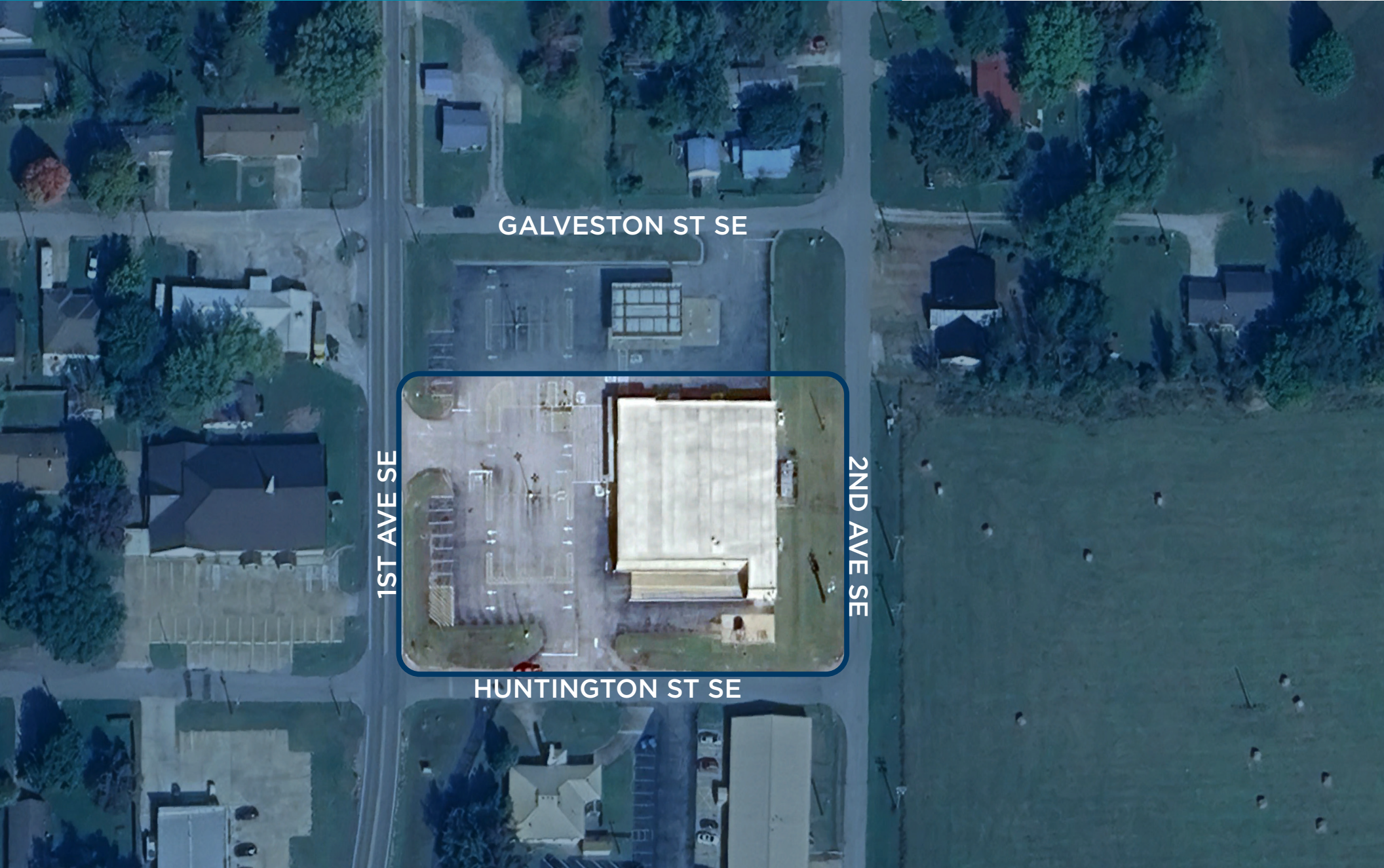
**479 845 3000**

**sagepartners.com**

\*information deemed reliable but not guaranteed

# INTERIOR PHOTOS 800 1ST AVE SE | GRAVETTE, AR



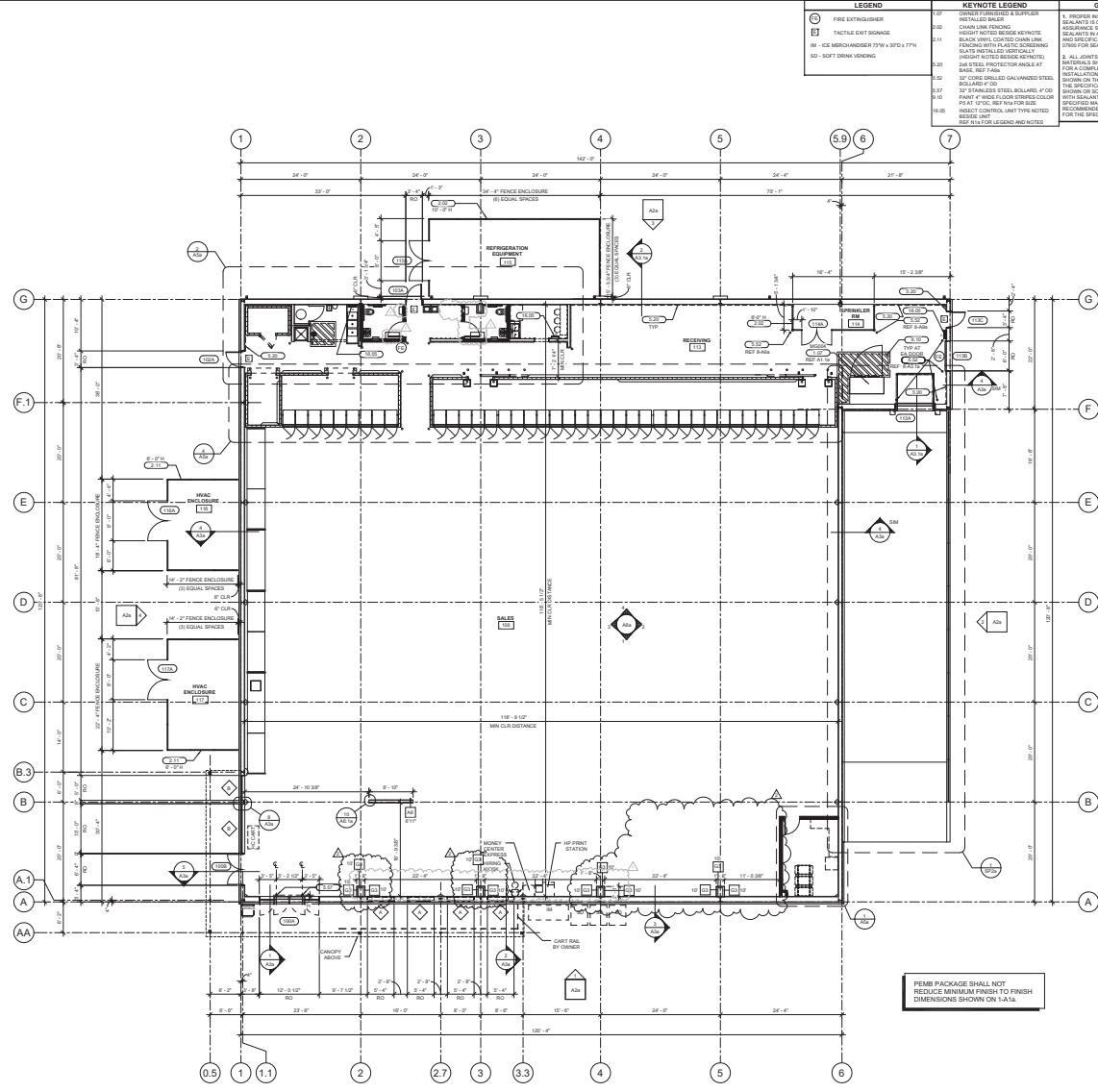


GALVESTON ST SE

1ST AVE SE

2ND AVE SE

HUNTINGTON ST SE



LEGEND	KEYNOTE LEGEND	GENERAL NOTES	SHEET NOTES
<ul style="list-style-type: none"> <li>1. FENCE ENCLOSURE</li> <li>2. TABLE EXTENSION</li> <li>SM - SEE MERCHANTS TO W 3.07X 3.77X</li> <li>SD - SOFT DRINK VENDING</li> </ul>	<ul style="list-style-type: none"> <li>1.07 JOINTS BETWEEN 1" STUDS</li> <li>1.08 CHAIN LINK FENCING</li> <li>1.09 HEIGHT NOTED BEHIND KEYNOTE</li> <li>1.10 BLACK VINYL COATED CHAIN LINK FENCING WITH ELECTRIC CORDING</li> <li>1.11 3/4" X 1/2" METAL STUDS (HEIGHT NOTED BEHIND KEYNOTE)</li> <li>1.12 2x4 STEEL PROFILES AVAILABLE 4"</li> <li>1.13 SAGE REF FRIG</li> <li>1.14 3/4" COIL GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.15 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.16 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.17 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.18 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.19 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.20 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.21 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.22 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<li>1.99 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> <li>1.100 1/2" SPAN GALVALUME GALVANNEED STEEL BOLARDS 4'00"</li> </ul>	<ul style="list-style-type: none"> <li>1. PROPOSED INSTALLATION OF JOINT SEALANTS IS CRITICAL TO MEET THE QUALITY REQUIREMENTS OF THE PROJECT. PROVIDE QUALITY SEALANTS AND SPECIFICATIONS. REFERENCE SECTION 05050 FOR SEALANT SCHEDULE.</li> <li>2. ALL JOINTS BETWEEN DESIGN AND MATERIAL SHALL BE SEALED OR PROTECTED FOR A COMPLETE AND PROPER INSTALLATION. PROVIDE SCHEDULE OF JOINTS AND THE LOCATION OF JOINTS IN THE SPECIFICATIONS. SUCH JOINTS NOT BEHIND WALLS SHALL BE SEALED WITH AN APPROPRIATE JOINT COMPOUND WITH SPECIFIED MATERIALS OR AS RECOMMENDED BY THE MANUFACTURER FOR THE SPECIFIC APPLICATION.</li> </ul>	<ul style="list-style-type: none"> <li>1. INTERIOR FINISH DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.</li> <li>2. INTERIOR DIMENSIONS FROM EXTERIOR WALLS ARE FROM FACE OF METAL LINER PANELS.</li> <li>3. THE GROSS LEASABLE AREA: 14,937 SF</li> <li>4. PROVIDE ALL UTILITY SERVICE LINES (PIPES AND CONDUITS) WITHIN 12" WALLS/CEILING PANELS IN FOOD PREP AREAS UNLESS SPECIFIED ELSEWHERE. PROVIDE CONTRACTORS TO MARK THE LOCATION OF THE FOLLOWING:             <ul style="list-style-type: none"> <li>A. SURFACE MOUNT UTILITIES WITH NON-CORROSIVE PROTECTIVE COATINGS</li> <li>B. CONCEALED UTILITIES WITH NON-CORROSIVE PROTECTIVE COATINGS</li> <li>C. COVER UTILITIES WITH 1/2" GAUGE GALVALUME STEEL WITH FRAMES BOUNDED TO WALL WITH NON-CORROSIVE PROTECTIVE COATING</li> <li>D. CONCEALED UTILITIES WITH FRAMES BOUNDED TO WALL WITH NON-CORROSIVE PROTECTIVE COATING</li> </ul> </li> </ul>

1 FLOOR PLAN  
1/8" = 1'-0"

PERM PACKAGE SHALL NOT REDUCE MINIMUM FINISH TO FINISH DIMENSIONS SHOWN ON I.A.S.A.

**BIR**  
BIR BUILDING INFORMATION REPORT

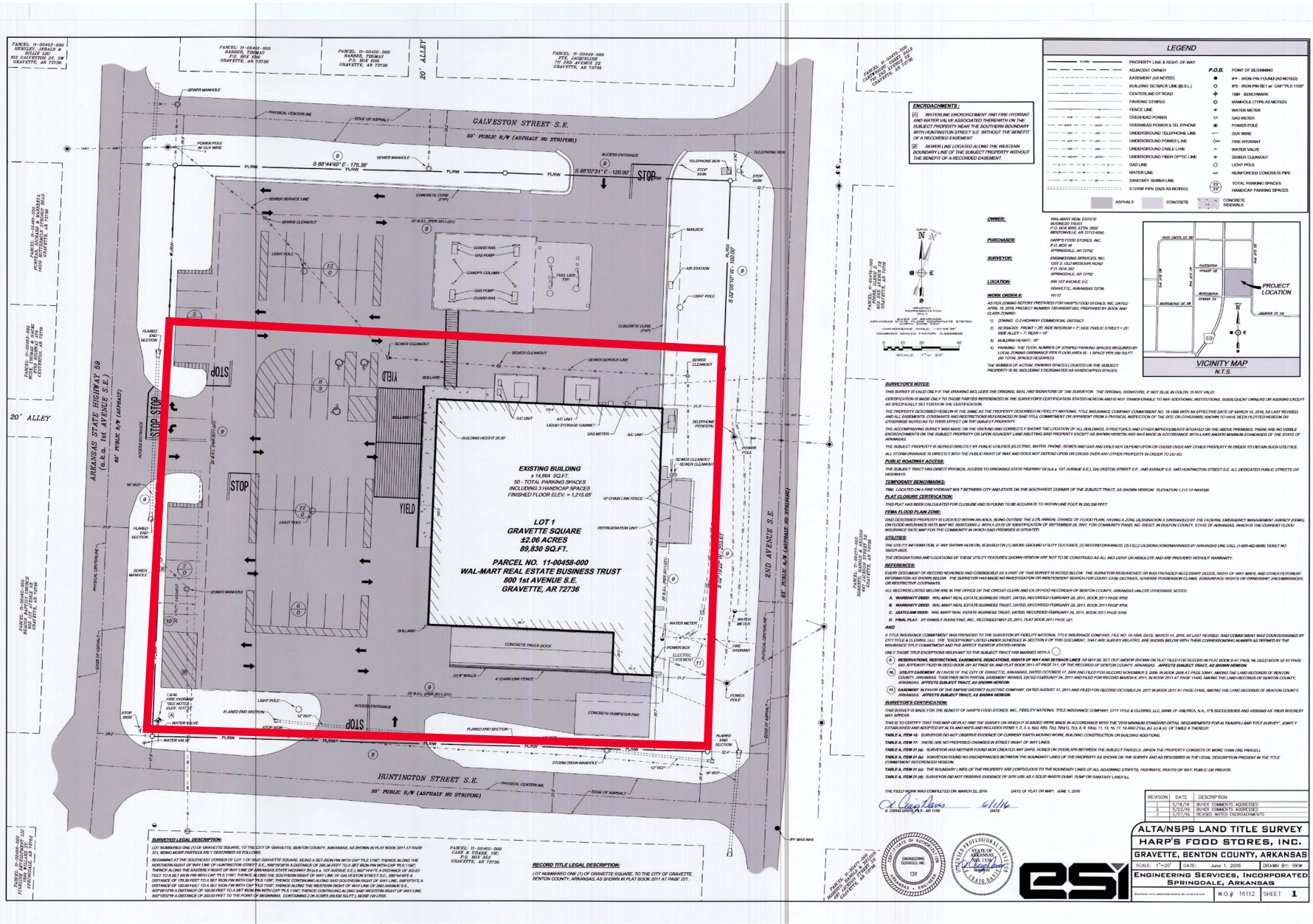
ISSUE BLOCK  
1. ADD #2 03/14/11  
2. ADD #3 03/14/11  
3. ADD #4 03/14/11

CHECKED BY: RJA  
DESIGN BY: RJA  
PROJECT CYCLE: 08/01  
DOCUMENT DATE: 09/01

BID SET, NOT FOR CONSTRUCTION.

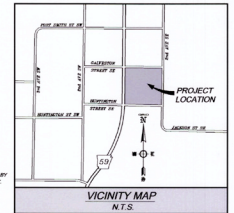
FLOOR PLAN

SHEET: A1a



**LEGEND**

---	PROPERTY LINE & RIGHT OF WAY	P.O.B.	POINT OF BEGINNING
---	ADJACENT OWNER	SP	SPR - SIGN PIN FOUND (AS NOTED)
---	BUILDING SETBACK LINE (B.S.L.)	+	PS - SIGN PIN SET IN CON'G'S 110' SP
---	CENTERLINE OF ROAD	---	---
---	PARKING STRIP	○	U
---	FENCE LINE	○	U
---	OVERHEAD POWER & TELEPHONE	○	U
---	UNDERGROUND TELEPHONE LINE	○	U
---	UNDERGROUND POWER LINE	○	U
---	UNDERGROUND CABLE LINE	○	U
---	UNDERGROUND FIBER OPTIC LINE	○	U
---	WATER LINE	○	U
---	SANITARY SEWER LINE	○	U
---	STORM SEWER (UNL. AS NOTED)	○	U
---	ASPHALT	---	---
---	CONCRETE	---	---
---	GRAVEL	---	---



**ENCROACHMENTS:**

(1) WATERLINE ENCROACHMENT AND FIRE HYDRANT AND WATER VALVE ASSOCIATED THEREWITH ON THE SUBJECT PROPERTY NEAR THE SOUTHERN BOUNDARY WITH HUNTINGTON STREET S.E. WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

(2) SEWER LINE LOCATED ALONG THE WESTERN BOUNDARY LINE OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

**OWNER:** WAL-MART REAL ESTATE

**PURCHASER:** HARP'S FOOD STORES, INC.

**SURVEYOR:** ENGINEERING SERVICES, INC.

**LOCATION:** 800 1st Avenue S.E., Gravette, Arkansas 72736

**ASSET NUMBER:** 145120

**ASSET NUMBER PREPARED FOR:** HARP'S FOOD STORES, INC. DATED APRIL 15, 2016. PROJECT NUMBER: 7285850005. PREPARED BY: ROCK AND CLAY ENGINEERING.

**DATE:** 06/11/2016

**SCALE:** 1" = 20'

**SURVEYOR'S NOTES:**

THIS SURVEY IS MADE ONLY OF THOSE MATTERS REFERENCED IN THE SURVEY INSTRUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

**LEGAL DESCRIPTION:**

LOT 1 GRAVETTE SQUARE, 32.06 ACRES, 89,830 SQ.FT., PARCEL NO. 11-00458-000, WAL-MART REAL ESTATE BUSINESS TRUST, 800 1st AVENUE S.E., GRAVETTE, AR 72736.

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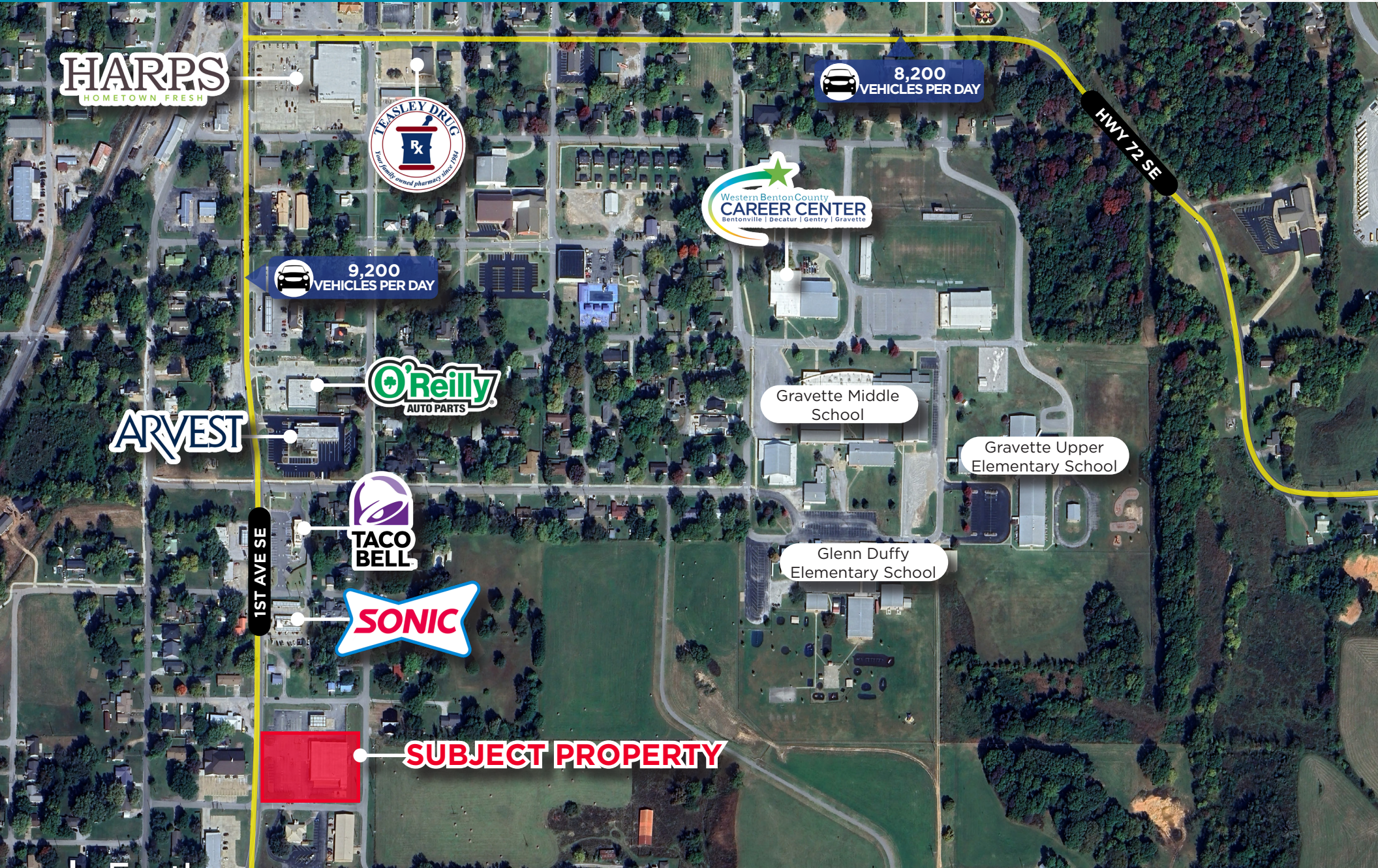
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REVISION	DATE	DESCRIPTION
1	6/11/16	OTHER COUNTY ACQUIRED
2	6/11/16	OTHER COUNTY ACQUIRED
3	6/11/16	RECORDED BEST INTERESTS

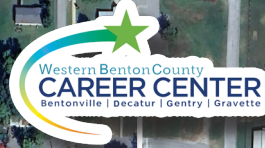
**ALTA/NSP LAND TITLE SURVEY**  
**HARP'S FOOD STORES, INC.**  
 GRAVETTE, BENTON COUNTY, ARKANSAS  
 SCALE: 1"=20' DATE: June 1, 2016 DRAWN BY: RKM  
**ENGINEERING SERVICES, INCORPORATED**  
 SPRINGFIELD, ARKANSAS  
 102 S. 1612, SHEET 1



**HARPS**  
HOMETOWN FRESH



**8,200**  
VEHICLES PER DAY



**9,200**  
VEHICLES PER DAY



Gravette Middle School

Gravette Upper Elementary School

**ARVEST**



Glenn Duffy Elementary School

1ST AVE SE



**SUBJECT PROPERTY**

HWY 72 SE