



Walmart

For Lease

RETAIL SPACE

703 HWY 71 NORTH  
MENA, AR



Moses Tucker  
PARTNERS

501.376.6555 | [mosestucker.com](http://mosestucker.com)

HWY 71

Morrow St. South

**Chris Monroe**

Principal & Vice President, Corporate Services  
501.376.6555  
[cmonroe@mosestucker.com](mailto:cmonroe@mosestucker.com)

**Greyson Skokos**

Principal & Vice President of Brokerage  
501.376.6555  
[gskokos@mosestucker.com](mailto:gskokos@mosestucker.com)

**Josh Singleterry**

Brokerage Director  
501.376.6555  
[jsingleterry@mosestucker.com](mailto:jsingleterry@mosestucker.com)

# Market Overview

Mena is located in Polk County and is also the county seat. Mena is included in the Ark-La-Tex socio-economic region. Mena is a gateway to some of the most visited tourist attractions in Arkansas.

Mena is the gateway to the Ouachita National Forest, three Arkansas State Parks, two National Wilderness Areas, Wolf Pen Gap, five lakes, five rivers and endless outdoor recreation. Mena is tucked at the foot of Rich Mountain and offers an abundance of untouched scenic beauty. Rich Mountain is part of the Ouachita Mountain range, the highest between the Appalachians and the Rockies and offers the splendor of the 54 mile Talimena Scenic Drive, a national scenic byway.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	7,514	9,711	13,182
HOUSEHOLDS	3,213	4,128	5,552
AVERAGE AGE	42.7	43.1	43.4
AVERAGE HH INCOME	\$57,198	\$58,121	\$58,695
BUSINESSES	284	336	405
EMPLOYEES	3,285	3,895	4,657

## Demographics

Based On 10 Mile Radius Around The Property



**13,182**

*Population*

**5,552**

*2021 Households*

**44.3**

*Average Age (2021)*

**\$\$58,695**

*Average Household Income*

**405**

*Businesses (2021)*

# Offering Summary

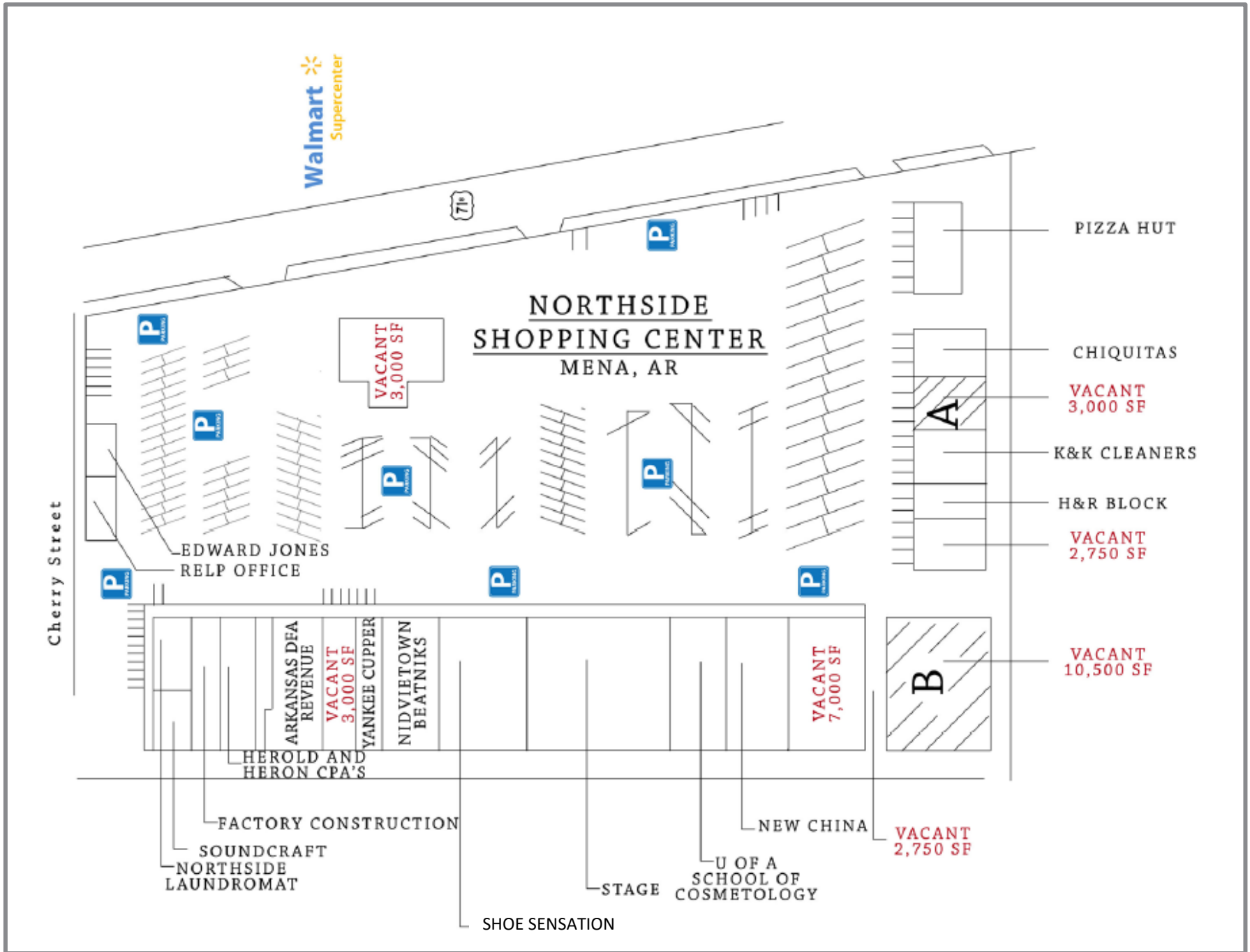
<b>SIZE:</b>	+/- 2,750 – 10,500
<b>LEASE RATE</b>	Negotiable
<b>LEASE TYPE:</b>	Negotiable
<b>TOTAL SF:</b>	113,000 SF

## Property Highlights

- Strategically located along Highway 71 North, which experiences over 17,000 VPD
- Located directly across the street from the Walmart Supercenter and adjacent to Walgreen's, McDonald's and Taco Bell
- Signalized access along Highway 71 North
- Tenant improvement allowance is negotiable
- Freestanding former bank branch presents numerous opportunities



# Site Plan



# Market Map





# Moses Tucker PARTNERS

---

## Little Rock

HEADQUARTERS

200 River Market Ave

Suite 501

Little Rock, AR 72201

501.376.6555

## Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 690

Bentonville, AR

72712

479.271.6118

---

## FOR MORE INFORMATION CONTACT:

### Chris Monroe

Principal & Vice President, Corporate Services

501.376.6555

[cmonroe@mosestucker.com](mailto:cmonroe@mosestucker.com)

### Greyson Skokos

Principal & Vice President of Brokerage

501.376.6555

[gskokos@mosestucker.com](mailto:gskokos@mosestucker.com)

### Josh Singleterry

Brokerage Director

501.376.6555

[jsingleterry@mosestucker.com](mailto:jsingleterry@mosestucker.com)

## DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.