

250 CLOVERLEAF PLAZA
VAN BUREN, AR 72956



PROPERTY DESCRIPTION

±2,500 - 21,340 SF of well-positioned retail space for lease in Cloverleaf Plaza Shopping Center.
± 23.17 acres for sale directly behind the shopping center.

PROPERTY HIGHLIGHTS

- Prime location in Van Buren’s dominant retail trade area
- Excellent access and visibility from major thoroughfares
- Strong co-tenancy with national and regional brands
- Ample parking available for customers
- Traffic Counts: Alma Hwy (22,000 AADT)

DEMOGRAPHICS

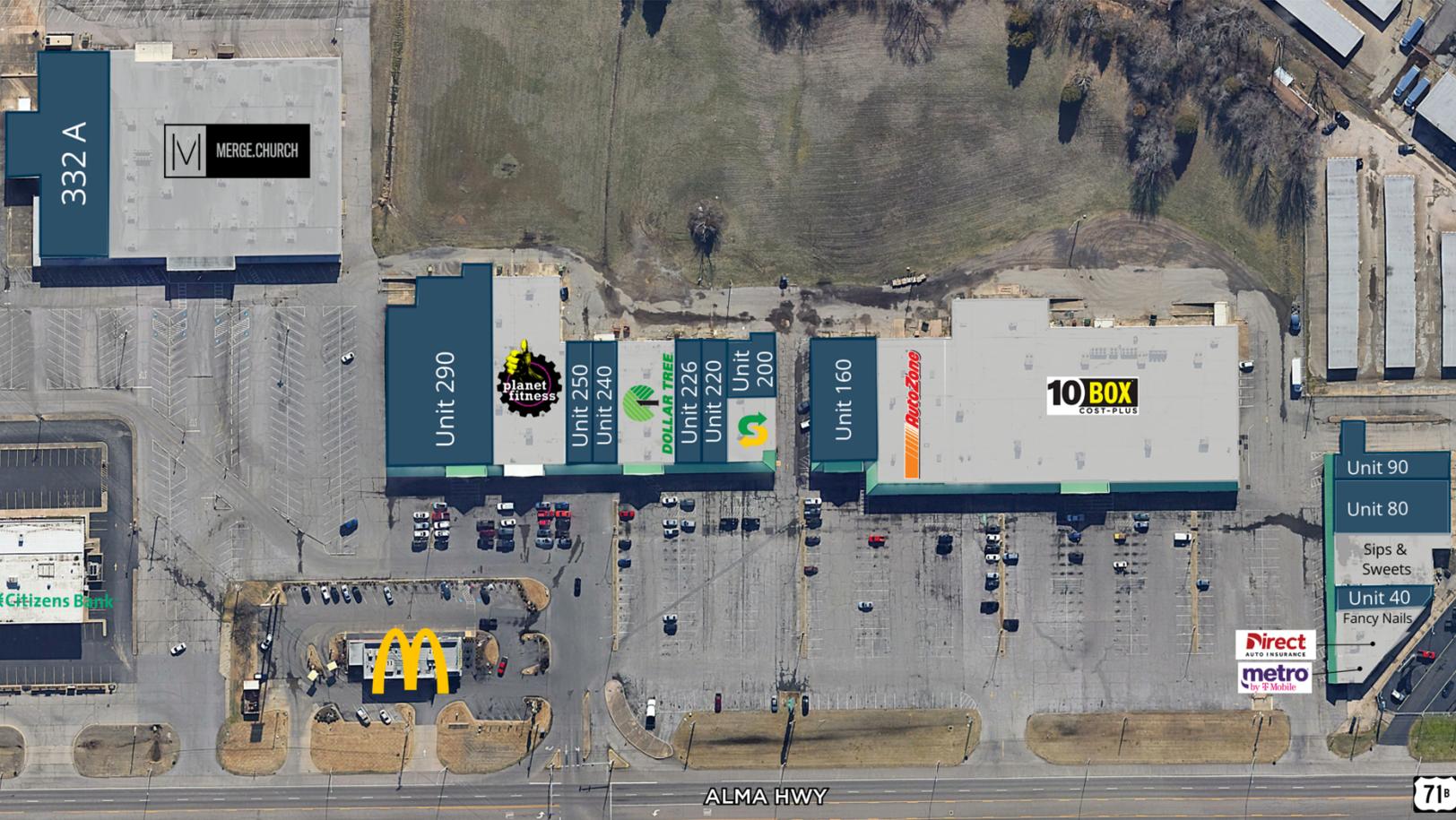
	1 MILE	3 MILES	5 MILES
Total Households	1,992	8,582	20,602
Total Population	5,121	22,505	55,043
Average HH Income	\$66,705	\$73,418	\$65,256

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Unit 10	Metro by T-Mobile	1,000 SF	Unit 160	Available	8,000 SF	Unit 240	Available	4,000 SF
Unit 20	Direct Auto Insurance	720 SF	Unit 130	AutoZone	12,000 SF	Unit 250	Available	4,000 SF
Unit 40	Available	2,700 SF	Unit 210	Subway	2,280 SF	Unit 280	Planet Fitness	13,660 SF
Unit 46	Sips & Suites	5,000 SF	Unit 200	Available	3,000 SF	Unit 290	Available	21,340 SF
Unit 80	Available	8,000 SF	Unit 220	Available	2,250 SF	Unit 332 A	Available	16,455 SF
Unit 90	Available	3,780 SF	Unit 226	Available	4,000 SF	Unit 332	Merge Church	52,071 SF
Unit 120	10 Box Cost-Plus	51,000 SF	Unit 230	Dollar Tree	8,000 SF			

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