



LEASE

1933 Shoemaker Rd

1933 SHOEMAKER RD

Sheridan, AR 72150

PRESENTED BY:

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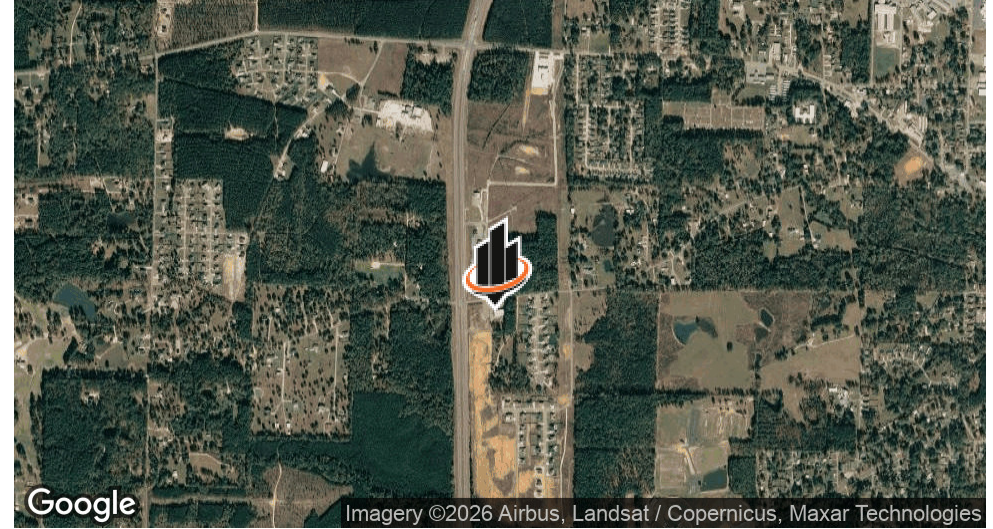
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Well suited for retail, office or service-oriented users
- Flexible lease terms
- Ample parking
- Convenient access
- Functional layout
- Close proximity to the historic downtown square

OFFERING SUMMARY

LEASE RATE:	\$1,875 per month (NNN)
AVAILABLE SF:	1,875 SF

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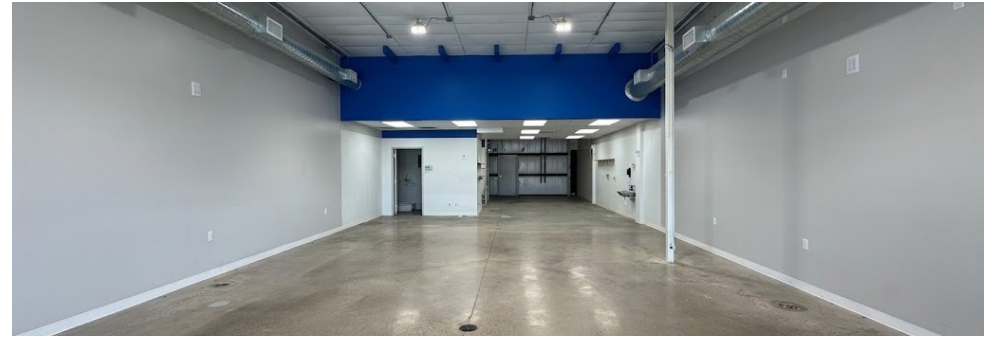
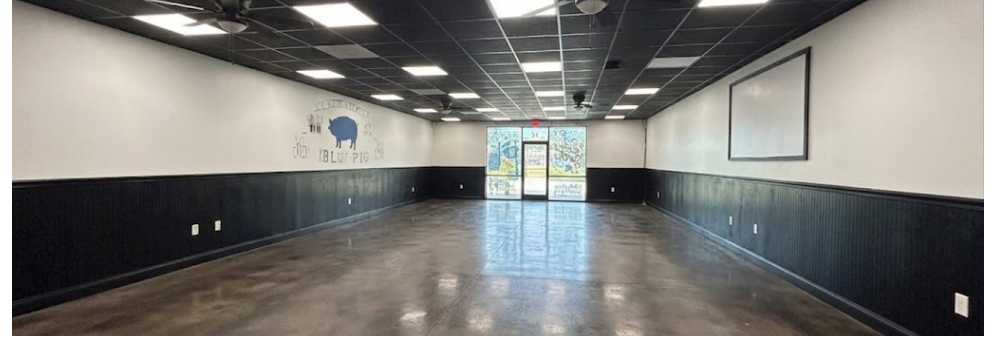
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PROPERTY DESCRIPTION

±1,875 SF retail suites available at a lease rate of \$12.00 PSF (NNN included), offering an attractive, all-in occupancy cost for tenants. The spaces are well-suited for a variety of retail, office, or service-oriented users and feature flexible lease terms to accommodate both new and established businesses. Ample parking, convenient access, and a functional layout provide ease of operation, while the landlord is open to discussing tenant improvement needs for qualified tenants. Ideal opportunity for businesses seeking an affordable and adaptable space in a growing market.

ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,875 SF	LEASE RATE:	\$1,875 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite B	Available	1,875 SF	NNN	\$1,875 per month	Previously a BBQ Restaurant Open Dining / Retail Space, Kitchen in Back of House, Order Window Vent Hood and Grease Trap 2 Restrooms in Suite
■ Suite C	Available	1,875 SF	NNN	\$1,875 per month	Previously a Butcher Shop, Walk in Cooler Area, Dedicated Prep Area 1 Restroom in Suite

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LOCATION MAP



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