

# AVAILABLE FOR PURCHASE

NorthPark Shopping Center  
427 Highway 425 N,  
Monticello, AR



## Key Features

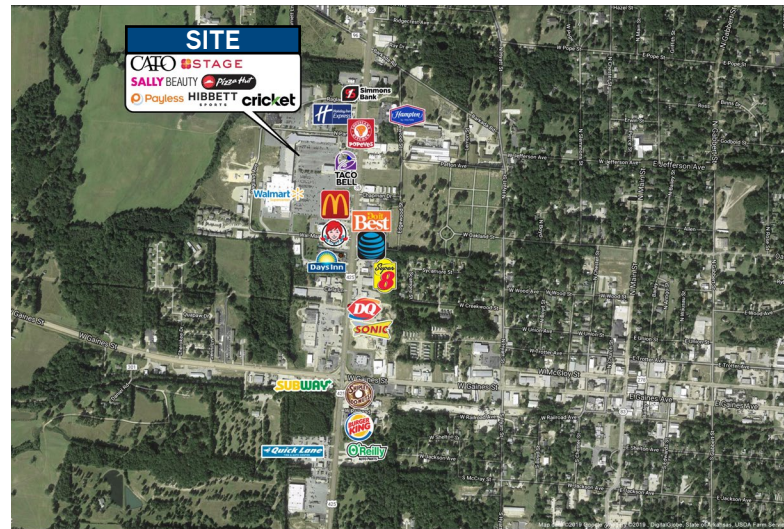
- > Unique purchase opportunity for:
  - +/- 70,372 SF shadow to Walmart Supercenter
  - +/- 7.8 acres with exceptional visibility and access at a primary traffic corridor along Highway 425
- > Walmart shadow-anchored shopping center
- > 78.5% occupancy offering realizable vacancy upside
- > 74% of occupied GLA leased to national tenants
- > Population and household income projected to rise over next four years

[Offering memorandum available upon execution of confidentiality agreement \(link to PDF\)](#)

## Demographics

2018	1 mile radius	3 mile radius	5 mile radius
Population	3,357	10,005	12,839
Total Households	1,394	4,035	4,974
Avg. Household Income	\$61,286	\$55,757	\$56,579

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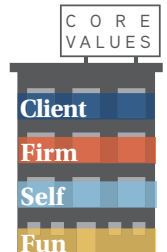


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