



Property Summary

Building SF:	Approx. 2,700 RSF
Lease Rate:	Subject to Offer
Lot Size:	Approx. 0.46 Ac
Year Built:	2024
Zoning:	C-2
Traffic Counts:	I-30: 32,000 VPD Hwy 278: 14,000 VPD

Property Overview

NAI American Realty is pleased to present this newly constructed ±2,700 SF medical building available for sublease in Hope, Arkansas. Situated along one of the city's primary commercial corridors, the property offers an outstanding opportunity for medical, healthcare, or professional office users seeking a highly visible, move-in- ready location.

- Highlights:
- Former Fast Pace Health Urgent Care
 - Turnkey Medical Office
 - Exam, Lab & X-Ray Rooms
 - Brand New Construction
 - NNN Lease
 - FF&E Negotiable

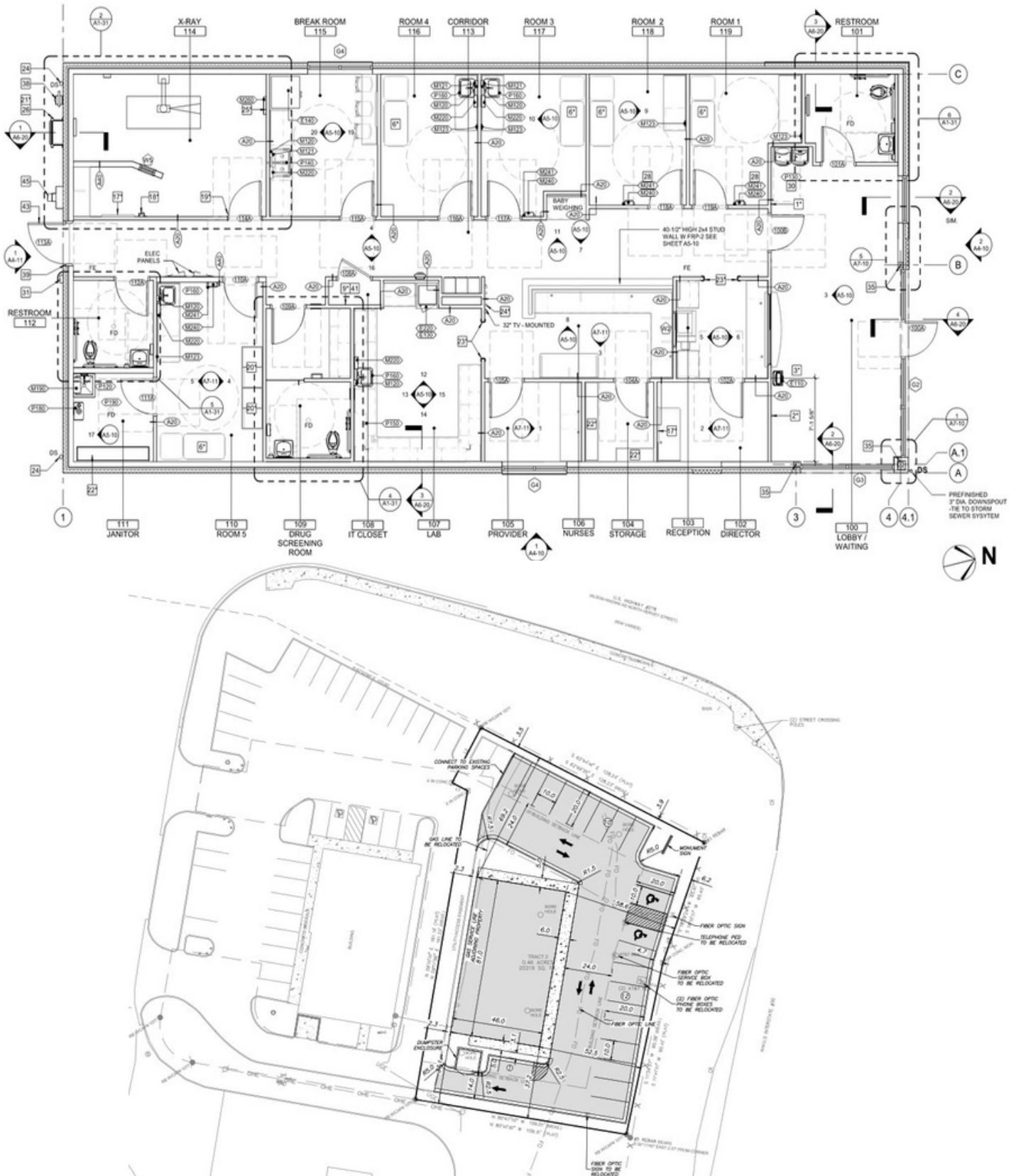
Location Overview

Located adjacent to Verizon Cellular and north of Walmart Supercenter in Hope, AR.

2,700 SF Medical Sublease

2304 North Harvey Street
Hope, AR 71801

2



2,700 SF Medical Sublease

2304 North Hervey Street
Hope, AR 71801

3



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Steven Harvey, Broker

(903) 793-2666

NAIAmerican Realty



Holiday Inn Express Hope by IHG

Hampton Inn & Suites Hope

Best Western Hope

Chicken Express

Verizon

Big Jake's BBQ

Wendy's

Murphy USA

Taco Bell

Waffle House

Walmart Supercenter

Hope Auto Chevrolet GMC

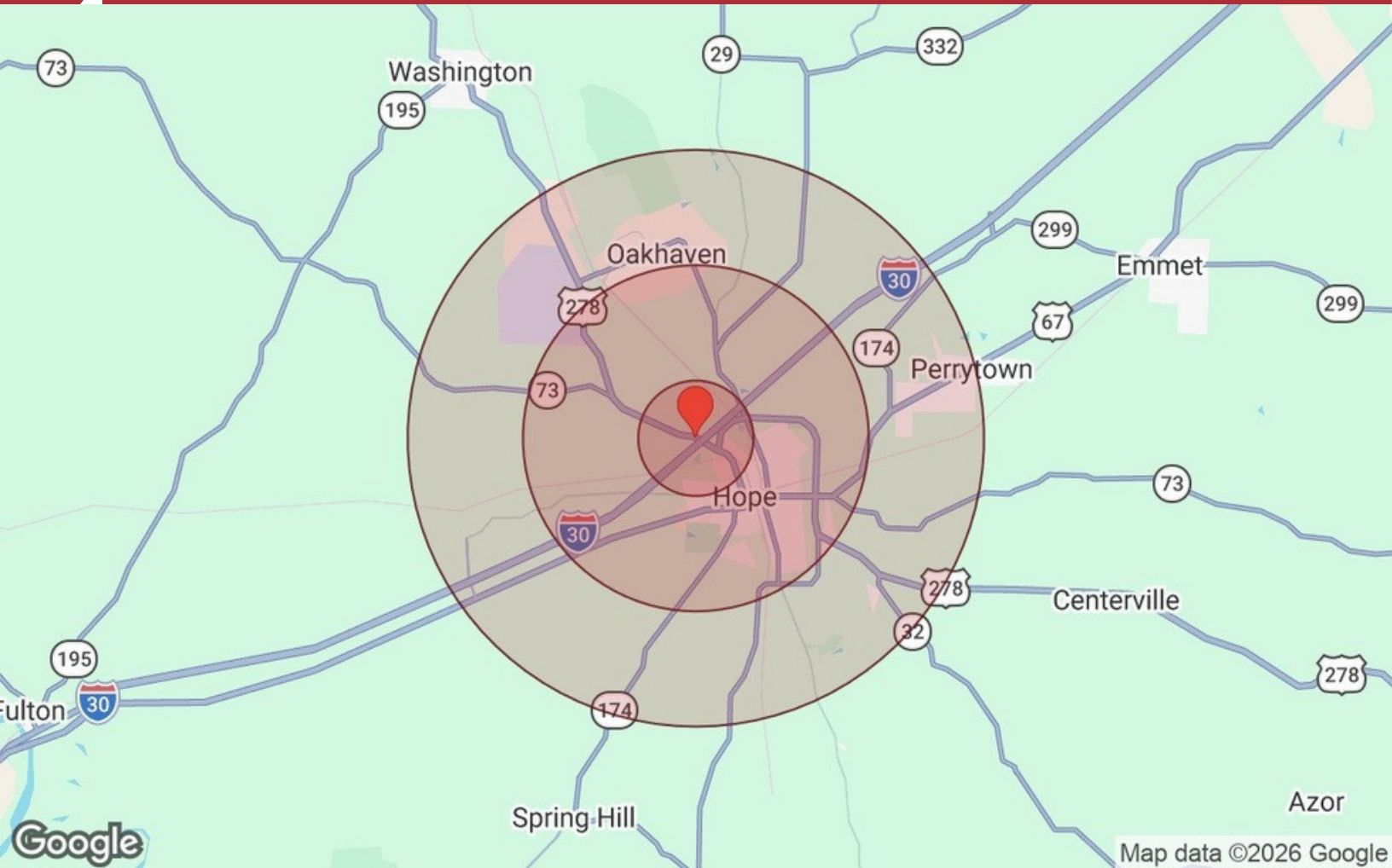
McDonald's

Walgreens

Burger King

Hope Auto Company Ford

Amigo Juan Mexican Cafe



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	361	4,195	5,157
Female	343	4,330	5,314
Total Population	704	8,525	10,471

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	177	2,760	4,016
Black	241	3,558	3,978
Am In/AK Nat	1	20	25
Hawaiian	1	3	3
Hispanic	263	1,945	2,140
Asian	3	26	39
Multiracial	14	205	259
Other	3	10	12

Housing	1 Mile	3 Miles	5 Miles
Total Units	352	4,229	5,228
Occupied	276	3,427	4,255
Owner Occupied	138	1,743	2,351
Renter Occupied	138	1,684	1,904
Vacant	75	802	973

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	156	1,953	2,322
Ages 15 - 24	126	1,258	1,453
Ages 25 - 54	266	3,050	3,705
Ages 55 - 64	68	952	1,229
Ages 65+	87	1,312	1,761

Income	1 Mile	3 Miles	5 Miles
Median	\$52,073	\$45,860	\$46,604
Under \$15k	28	556	691
\$15k - \$25k	24	558	637
\$25k - \$35k	11	179	242
\$35k - \$50k	70	555	703
\$50k - \$75k	80	548	687
\$75k - \$100k	27	422	538
\$100k - \$150k	38	271	381
\$150k - \$200k	N/A	132	146
Over \$200k	N/A	206	229