



THE WOODMONT COMPANY

FOR LEASE



VALLEY PARK CENTRE

3093 East Main Street | Russellville, AR 72802

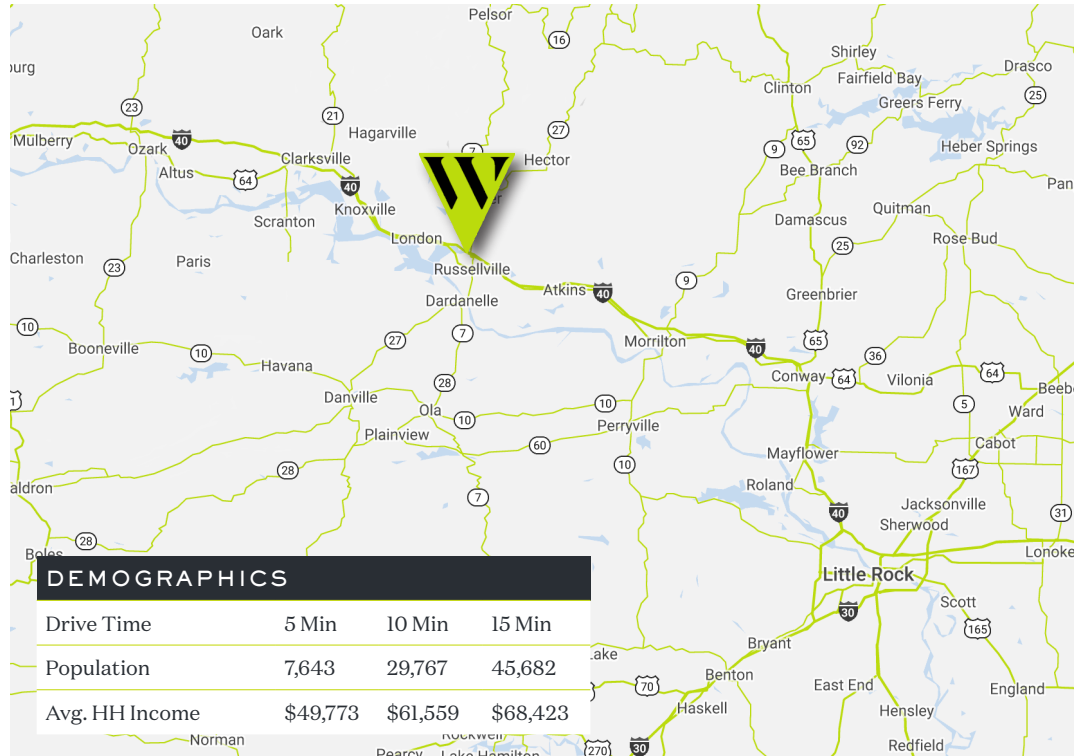
GRANT GARY | ggary@woodmont.com | 817.377.7735

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PROPERTY INFORMATION

3093 EAST MAIN STREET, RUSSELLVILLE, AR 72802



SHOPPING CENTER RETAILERS



LOCATION

NWC of East Main Street & AR 331 | Russellville, AR 72802

MARKET HIGHLIGHTS

- Top ranking Walmart, Lowe's and Starbucks in Arkansas and U.S. (Placer.ai)
- Coming Soon: Legend's Casino & Resort and Proposed Super Regional Travel Center (100+ Pumps)
- Russellville, AR is the main connection between Arkansas' three major cities: Little Rock, Fort Smith, and Fayetteville
- Newly opened Chipotle and Hardee's

PROPERTY OVERVIEW

- Top Visited Ross, Bath & Body Works, Dollar Tree and Shoe Carnival in Arkansas (Placer.ai)
- For Lease: 1,300 – 5,525 SF in-line retail space
- For Lease: 5,525 SF 2nd gen tire & lube space
- Ground Lease or Build-to-Suit: 0.5 - 1 acre pad site

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PROPERTY SITE PLAN

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VALLEY PARK CENTRE		
Unit	Tenant	SF
3053	Hometown Flair	
3057	JCPenney	
3059	Maurices	
3063A	Shoe Carnival	
3065	Five Below	
3067	GNC	
3069	TJMaxx	
3071	Zales	
3083	Ross	
3083D	AVAILABLE	777
3085	Hibbett Sports	
3087A	Cato	
3087B	Bath & Body Works	
3087C	AVAILABLE	1,300
3093	Mini Sky Nails	
3091B	Sally Beauty	
3091A	Upperroom Barbershop	
3093C	Hobby Lobby	
3093B	Belk Outlet	
3093D	AVAILABLE (2nd Gen Auto)	5,525
3093A	Pet Smart	

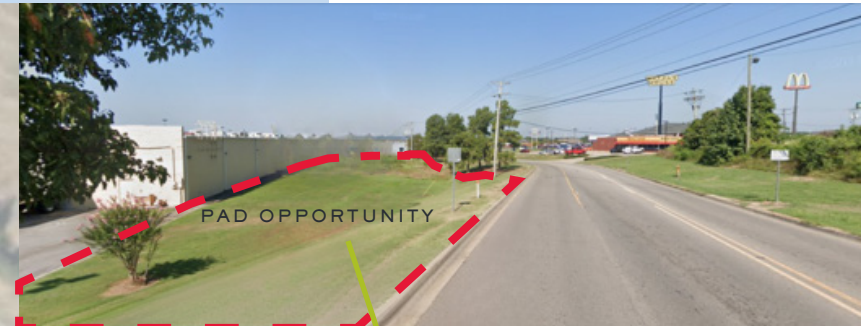
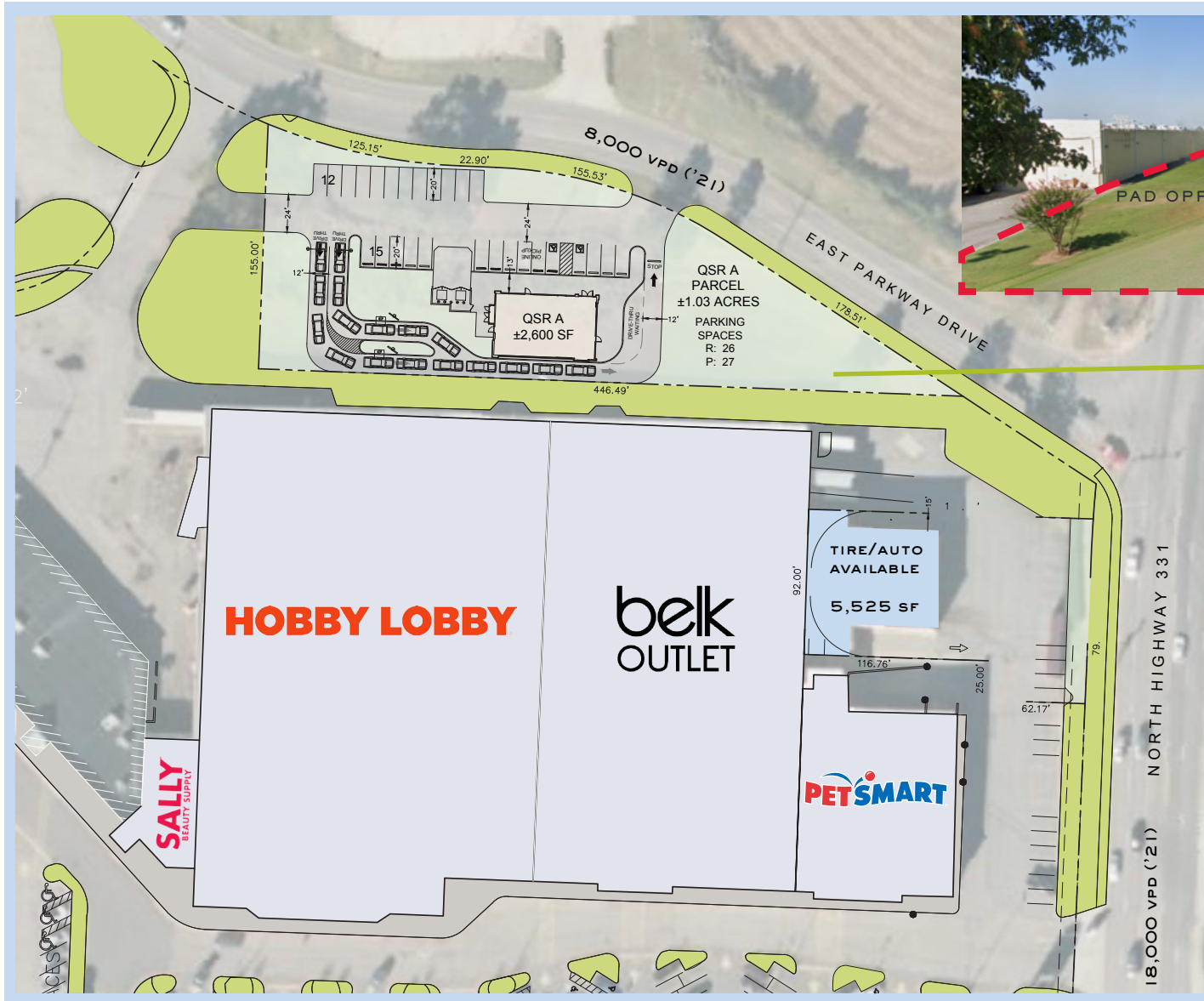


PARKWAY DRIVE PAD OPPORTUNITY



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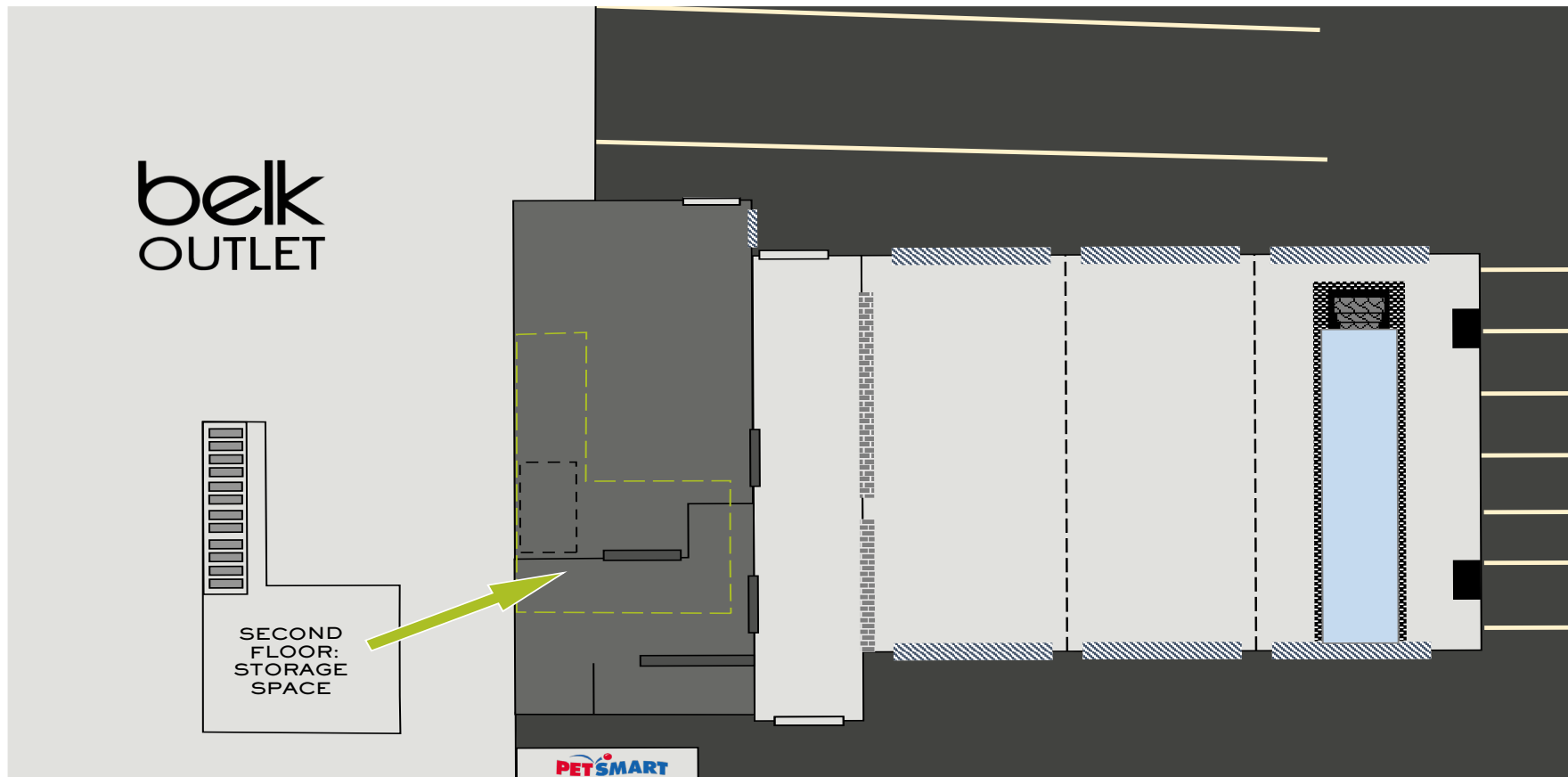
- Pylon Signage Opportunity
- Highway visibility
- SWC of AR-331 and E Parkway Drive, which is home to top ranking Lowe's (Placer. ai) Starbucks, Tractor Supply, 7 Brew, Sonic, multiple hotels and more

2ND GENERATION AUTO SPACE - FORMER WALMART TIRE & LUBE

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ABOUT THE SPACE

- 5,525 SF
- 3 Auto Lanes
- 2 Bay Doors per Lane
- 2-3 Private Offices
- Storage Room
- 2nd Story Storage Space Below Ground Repair Lane
- 2 Entrances/Exits
- Former Walmart Tire & Lube space in great condition
- Opportunity for raised façade, pylon signage, and cross access between Valley Park Centre and East Parkway Drive

2ND GENERATION AUTO SPACE - FORMER WALMART TIRE & LUBE

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NEWLY OPENED CHIPOTLE & HARDEE'S

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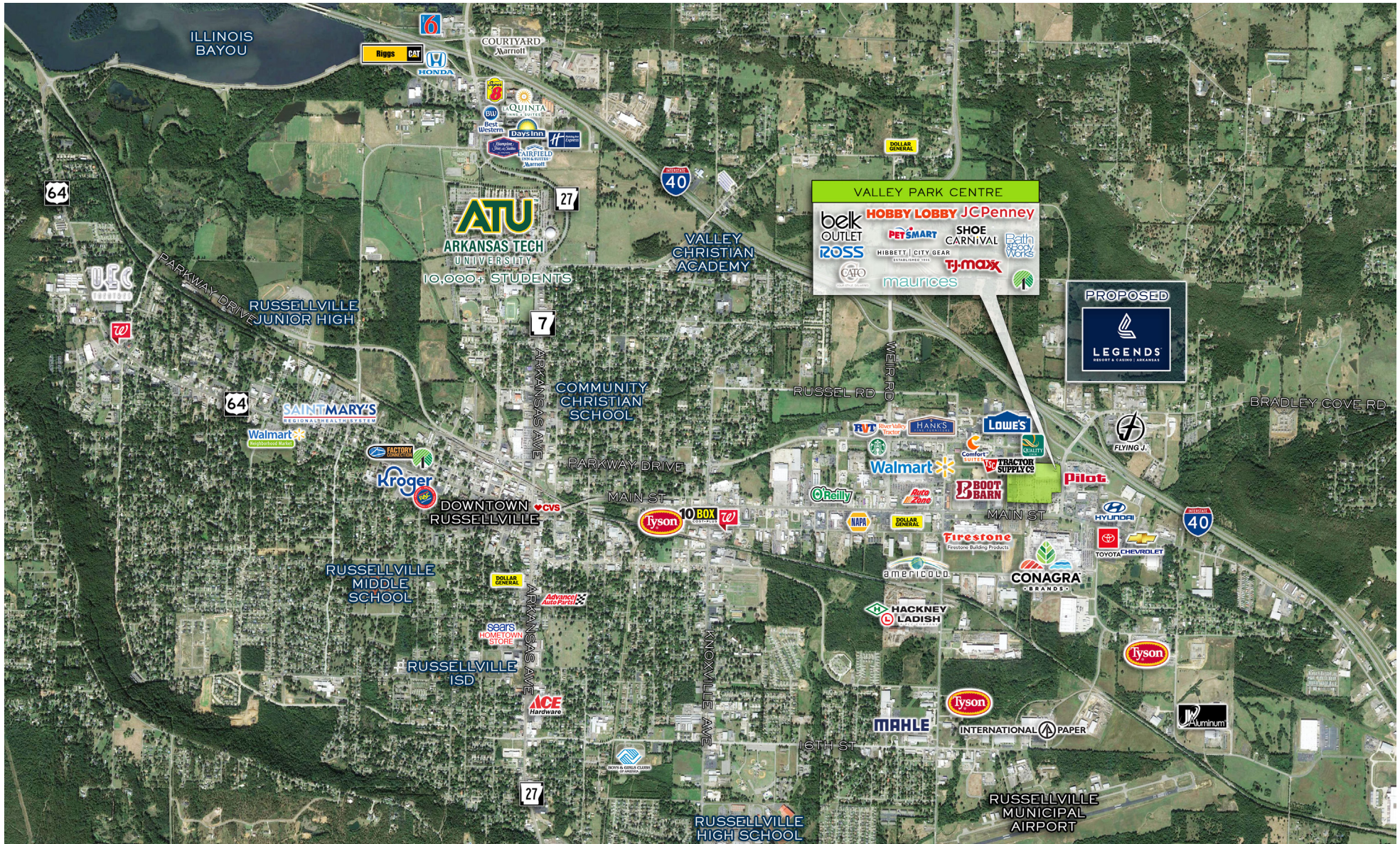


MARKET AERIAL



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TRADE AREA RETAIL TRAFFIC

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ROSS
DRESS FOR LESS®

#1 IN ARKANSAS,
TOP 5% IN THE
U.S.



Bath
& Body
Works®

#1 IN ARKANSAS,
TOP 1% IN THE
U.S.



STARBUCKS®

#4 IN
ARKANSAS



Walmart ✨

#1 IN ARKANSAS,
TOP 8% IN THE
U.S.



LOWE'S®

TOP 10
IN THE U.S.



TOP 15%
IN THE U.S.

INFORMATION ABOUT BROKERAGE SERVICES



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	contact@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov